

BK: 2025 PG: 2825
Recorded: 10/22/2025 at 3:14:55.0 PM
Pages 5
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$719.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Danielle Guisinger, 5022 Grand Ridge Dr. Ste 100, WDM IA 50265 5158649370

Return To and Taxpayer Information: Lindsey Brooke Handal, 1709 Peaceful Cir, Norwalk IA 50211

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **CFH, L.L.C., a Limited Liability Company** organized and existing under the laws of the State of Iowa; **Saratoga Farms, LLC a Limited Liability Company** organized and existing under the laws of the State of Delaware; **HCN Farms, LLC, a Limited Liability Company** organized and existing under the laws of the State of Iowa, and **TP Property, LLC a Limited Liability Company** organized and existing under the laws of the State of Iowa, does hereby Convey to **Lindsey Brooke Handal, a married person**, the following described real estate:

Parcel "G" located in the North Half (½) of the Northeast Quarter (¼) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 25.222 acres, as shown in Plat of Survey filed in Book 2025, Page 193, on January 21, 2025 in the Office of the Recorder of Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 20, 2025

CFH, L.L.C., an Iowa Limited Liability Company

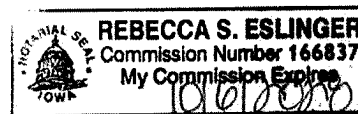
By: Bull Run Holdings, LLC, an Iowa Limited Liability Company, it's Sole member and Manager

By: [Signature]
Dave A. Brown, Manager

STATE OF Iowa)
COUNTY OF Des Moines) ss:

This record was acknowledged before me on October 20, 2025 by Dave A. Brown as Manager of Bull Run Holdings, LLC, the manager of CFH, L.L.C., an Iowa Limited Liability Company.

Rebecca S. Eslinger
Notary Public in and for said State



Dated: Oct. 20, 2025

TP Property, L.L.C., an Iowa Limited Liability Company

By: [Signature]

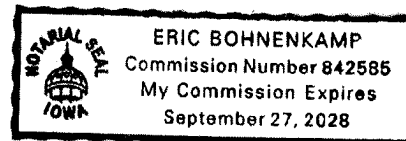
Tim Portzen
Printed Name

Manager
Title

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on October 20th 2025 by
Tim Portzen as Manager of TP Property, L.L.C., an Iowa
Limited Liability Company.

[Signature]
Notary Public in and for said State



Dated: 10-21-2025

HCN Farms, L.L.C., an Iowa Limited Liability Company

By: Hunter Norland

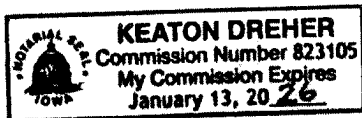
Hunter Norland
Printed Name

manager
Title

STATE OF Iowa)
) ss:
COUNTY OF Polk)

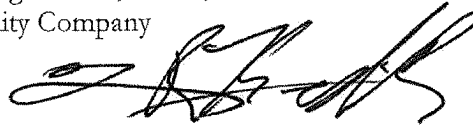
This record was acknowledged before me on October 21, 2025 by
Hunter Norland as Manager of HCN Farms, L.L.C., an Iowa
Limited Liability Company.

[Signature]
Notary Public in and for said State



Dated: 10-21-2025

Saratoga Farms, L.L.C., a Delaware Limited Liability Company

By: 

Quinn R. Kendrick
Printed Name

Manager
Title

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on October 21, 2025 by
Quinn Kendrick as Manager of Saratoga Farms, L.L.C., a
Delaware Limited Liability Company.


Notary Public in and for said State

