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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Title of Document (on/above line)

Legal Declaration of Home Farm & Home
Based Business

PREPARER INFORMATION:

(name, address, phone number)

EARL Ramey
2352 Holliswell Bridge Rd
Winterset Iowa 50273 (515) 988 9800

TAXPAYER INFORMATION:

(name and mailing address)

EARL Ramey
2352 Holliswell Bridge Rd
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RETURN DOCUMENT TO:

(name and mailing address)

EARL Ramey
2352 Holliswell Bridge Rd
Winterset IA 50273

GRANTOR:

(name)

GRANTEE:

(name)

Prepared by:
Earl Ramey
2352 Holliwell Bridge Rd
Winterset< Iowa 50273

**LEGAL DECLARATION OF FARM AND HOME BASED BUSINESS, LICENSED PROCESSING
FACILITIES, CANNABIS SATIVA L PRODUCTION AND CONSUMABLE HEMP OPERATIONS
STATE OF IOWA
COUNTY OF MADISON**

Now, Therefore, the the undersigned makes this declaration of facts and lawful use as follows:

I, Earl Ramey 2352 Holliwell Bridge Rd (4.5A N COR SW NE of section 10 Scott Township)Winterset, Iowa 50273 being duly sworn, hereby declare under penalty of perjury the following facts regarding my lawful agricultural production, cannabis sativa L and county approved buildings for no impact home based business located in Madison County, Iowa. This 5 page document includes our licensed cannabis sativa L production, licensed consumable sativa L hemp operations, county approved greenhouse,outbuildings and event space, State and Madison County approved licence tattoo establishment for Home Based Business, home photography and events and activities for Home Based Business. We have been established and expanding our uses since 2018 as documented at the County Recorders.
(book 2018 page 2800 type 06 023 page 11 date 8/28/2018)

1. Declarant Information

- Owner/Declarant: Earl Ramey
- USDA Hemp Producer License: USDA_19_0001(previous 4yrs with IDALS of Iowa)
- Iowa Food Processing Plant License: No. 222974, State of Iowa, Department of Inspections, Appeals, and Licensing
- Iowa Consumable Hemp Manufacturer Registration: No. 222973, Bureau of Cannabis Regulation
- Property Location: Madison County, Iowa
- Parcel A: 520101026020000 4.60 acres (Agricultural, cannabis sativa l production, greenhouse, home-based business, and Agriculture/commercial structures)
- Parcel B: 5201026014000 29.49 acres (recently purchased for agricultural practices, cannabis sativa L production, home based business extension of greenhouse productions, cabins, agricultural buildings and dwellings)

2. Purpose of Declaration

This declaration documents that the land, parcels, adjacent, leased or obtained are used and will be used for lawful practices, agricultural practices, licensed cannabis sativa L and licensed

consumable hemp manufacturing operations with accessory activities for the no impact home based business that include the commercial use of an authentic unique operating property or properties for greenhouses, outbuildings, other structures. Including parking, seasonal events, tattoo establishment, classes, retreats, music, other events, research and development and are consistent with Iowa law, the farm exemption, and pre-existing grandfathered approvals of a greenhouse/commercial greenhouse and other structures that also operates as agricultural/commercial agritourism, private, public services, meetings and events on properties and spaces.

By securing County approval 2018 for home based business, demonstrating good-faith use with local authorities.

Whereas, Madison County Zoning and Commission on August 16, 2018 recommended approval with no objections to the greenhouse/conservatory event center and out buildings.

Whereas, August 18, 2018 Madison County Board of Supervisors held a formal public hearing on rezoning, with opportunity for proponents and objectors to be heard thereon.

Note: Public Expressions of allowing this event space in rural agricultural and residential areas has opened a range of business opportunities and future use of. Some of the concerns discussed in public comment included the open ended usage, parking, drainage, waste and septic, occupancy, other buildings and dwellings. These are typical concerns and acknowledge our future use of Home Based Business practices would be accepted.

Whereas, The Agriculture and Farming of Land or Greenhouse/commercial greenhouses did not need such approval or authorization.

Whereas, the declarants have continuously and lawfully operated the subject property for agricultural production and home based businesses since that date, consistent with Iowa Code 335.2 and 335.28.

Unique Position in the County for USDA producer Earl Ramey and Raelyn Ramey's Home Based Business.

- The owner has operated a USDA-licensed Cannabis Sativa L farm in Iowa since 2020. The only licensed consumable hemp manufacturing facility, and the only seasonal tattoo establishment in Madison County, showing that these lawful, state- and federally-regulated uses are unique.

- Madison County's recent zoning draft that may attempt to restrict or prohibit these operations would constitute selective enforcement is our reasoning for documentation.

3. Facts and Intent

A. Agricultural Cultivation, Research, and Development. The USDA and Iowa recognize Cannabis Sativa L as Food, medicinal, fiber and other specialty crops and not subject to acreage cap.

1. The owner grows *Cannabis sativa L.* (hemp) under USDA license USDA_19_0001. Hemp cultivation, research, and development occur year-round (365 days/year) in the greenhouse and on the property.
2. These operations constitute the principal use of the property.
3. **Legal Protection: Iowa Code §335.2 (Farm Exemption) – agricultural operations and accessory uses are protected from zoning restrictions.**

B. Licensed Consumable Hemp Manufacturing

1. Conducted in a dedicated, separate production food production facility with its own entrance directly connected to the greenhouse.
2. Fully licensed and compliant with:
 - **Food Processing Plant License No. 222974 (Iowa Code Chapter 203C – Food Safety)**
 - **Consumable Hemp Manufacturer Registration No. 222973 (Bureau of Cannabis Regulation)**
3. Operates in compliance with State and Federal Law. **Iowa Code §204A for reporting purposes; USDA Cannabis Sativa L/hemp cultivation is federally regulated and Iowa does not restrict consumable hemp operations under this license.**

C. Seasonal Tattoo Establishment

1. Operated by the owners in a dedicated area of the greenhouse production.
2. **Legal Protection: Iowa Code Chapter 147 – licensed tattoo establishment.**
3. Accessory to principal agricultural operations as part of a retirement plan for extended clientele.

D. Home-Based Events, Photography Business, Wellness classes, events and retreats, medicinal herbs.

1. Operated by the owner's spouse. Iowa code 335.28 preempts imposing requirements. Raelyn Ramey has an accredited certification from IPHM(International Practitioners of Holistic Medicine.)
2. Approved by Madison County in 2018, prior to current zoning amendments, establishing grandfathered status.
3. Seasonal and incidental to the primary agricultural use.
4. **Legal Protection: Iowa Code §335.2 – farm exemption; county-approved home-based business is lawfully pre-existing.**

E. Accessory Parking

1. Parcel B (29.49 acres), recently purchased, may be used for parking to support employees, visitors, and customers without affecting the primary agricultural use.
2. **Legal Protection: Iowa Code §335.2 – accessory use protected under farm exemption.**

F. Grandfathered and Lawful Pre-Existing Uses

1. Cannabis Sativa L/Hemp cultivation began in 2020, before home-based events began 2021.

2. Agricultural use does not require county approval and is protected under **Iowa Code §335.2.**
3. Home-based business approval predates zoning changes and is lawfully pre-existing.

G. Unique Position in the County

1. The owner operates the **only USDA-licensed and State licensed Cannabis Sativa L, hemp farm in Madison County Iowa, as of now the only licensed Cannabis Sativa L, consumable hemp manufacturing facility and the only tattoo establishment in Madison County as of 2025**
2. These lawful, state- and federally-regulated uses are unique within the county.
3. Any county attempt to restrict or prohibit these operations would constitute selective enforcement.
4. **Legal Protection: Federal USDA Cannabis Sativa L/Hemp Program (7 C.F.R. §990), Iowa Code §335.2, and Iowa Admin Code (Consumable Hemp).**

4. Statute Callout Table_____

Activity / Use	Description	License / Registration	Legal Protection / Statute	Notes
Hemp Cultivation, Research & Development	licensed Year-round cultivation of Cannabis sativa L.	USDA Cannabis sativa L Hemp Producer License: USDA_19_0001	Federal: 7 C.F.R. §990 State: Iowa Code §335.2	Principal agricultural use. Protected from zoning restrictions.
Consumable Hemp Manufacturing	Processing hemp into consumable products is part of a dedicated area.	- Food Processing Plant License No. 222974 - Consumable Hemp Manufacturer Registration No. 222973	State: Iowa Code Chapter 203C Federal: USDA Cannabis Sativa L Hemp Program (7 C.F.R. §990)	Operations follow development, safety, and labeling protocols.
Seasonal Tattoo Establishment	Operated approved greenhouse dedicated area	State Tattoo Establishment License	Iowa Code Chapter 147	Accessory to principal agricultural use; fully licensed.
Home-Based business activities events and approved structures.,	Operated by residents	County-approved home-based business 2018	Iowa Code §335.2	Grandfathered for use and accessory to farming activities as a home based business.
Accessory Parking	Parking on Parcel B (recently purchased)	None needed for grass or gravel areas	Iowa Code §335.2	Accessory use does not impact primary agricultural operation.

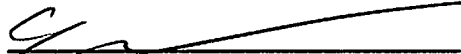
Grandfathered & Pre-Existing Uses	Home-based events, greenhouse operations, and Cannabis Sativa L and hemp cultivation and approved structures for events and home based business.		Iowa Code §335.2	Protects from zoning amendments and selective enforcement.
Unique County Position	Only USDA-licensed hemp farm, consumable hemp facility, seasonal tattoo establishment in county as of 2025	USDA & State Licenses	Iowa Code §335.2, 7 C.F.R. §990, Iowa Admin Code (Consumable Hemp)	Demonstrates lawful and regulated uniqueness.

5. Conclusion

The owner's operations, Multi purpose buildings and structures including Cannabis Sativa production cultivation, research and development of plant based products, consumable hemp manufacturing, wellness and retreats, seasonal tattoo establishment, home-based events, and accessory parking, are lawful, compliant, and protected under state and federal law.

I declare under penalty of perjury that the foregoing is true and correct.

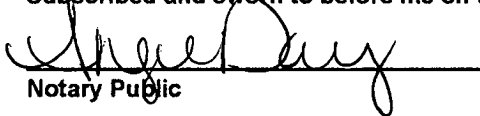
Executed on this 3 day of November, 2025.


Earl Ramey, Declarant

Notary Public
State of Iowa
County of Madison



Subscribed and sworn to before me on this 3rd day of Nov., 2025, by Earl Ramey.


Notary Public

My commission expires: 2/24/26