

BK: 2025 PG: 3517
Recorded: 12/23/2025 at 3:46:50.0 PM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$23.45
Combined Fee: \$45.45
Revenue Tax: \$1,074.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

Preparer Information: Kyle A. Kruidenier, 6601 Westown Pkwy STE 200, West Des Moines, IA 50266-7733, Tel: 515-244-3500

Taxpayer Information: Tanner Rowe, 25745 205th Place, Minburn, IA 50167

Return Document To: Kyle A. Kruidenier, 6601 Westown Pkwy STE 200, West Des Moines, Iowa 50266-7733

Grantors: CEG Farms, LLC

Grantees: Tanner Rowe

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (CORPORATE GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, CEG Farms, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Tanner Rowe, an individual, the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-two (32); AND the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-three (33), all in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

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 Company 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, according to the context.

Dated: 12/22/25.

CEG Farms, LLC, a limited liability company

By Mike Henning (Manager CEG Farms LLC)
Mike Henning, Manager

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 12/22/25, by Mike Henning, as Manager, of CEG Farms, LLC a limited liability company.

Jon Peterson

Signature of Notary Public

