

\$661,724.00

BK: 2026 PG: 1589
Recorded: 6/3/2026 at 2:26:21.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,058.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: J.C. Van Ginkel, 412 Poplar Street, Atlantic, Iowa 50022-1250
Taxpayer: A.J. Hunters Ranch, LLC, 14607 Meredith Dr, Urbandale IA 50323 ,
Preparer: J.C. Van Ginkel, 412 Poplar Street, Atlantic, IA 50022-1250, Tel: 712-243-4592



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Biermann Farm Limited Partnership, a limited partnership organized and existing under the laws of Iowa, does hereby Convey to A.J. Hunters Ranch, LLC, the following described real estate in Madison County, Iowa:

Parcel "H", located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4), and in the Southeast Quarter (1/4) of the Northwest Quarter (1/4), and in the Southwest Quarter (1/4) of the Northeast Quarter (1/4), in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southeast Quarter (1/4), ALL IN Section Twelve (12), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 81.16 acres, as shown in Plat of Survey filed in Book 2026, Page 1226, on May 1, 2026 in the Office of the Recorder of Madison County, Iowa, and corrected by Affidavit Confirming Error on Plat filed in Book 2026, Page 1339, on May 12, 2026 in the Office of the Recorder of 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 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, according to the context.

Dated: 5-26-26

Biermann Farm Limited Partnership, an Iowa limited partnership

By Michael Biermann
Michael Biermann, General Partner

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on 5-26-26,
by Michael Biermann, as General Partner, of Biermann Farm Limited Partnership, a limited partnership.



J.C. Van Ginkel
Signature of Notary Public

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