

\$799,025.00

BK: 2026 PG: 1590
Recorded: 6/3/2026 at 2:27:11.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,278.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: J.C. Van Ginkel, 412 Poplar Street, Atlantic, Iowa 50022-1250
Taxpayer: Fire Creek Farms, LLC, 2720 Old Portland Rd, Adel IA 50003
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 Fire Creek Farms, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Parcel "E", located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4), in the Southeast Quarter (1/4) of the Northwest Quarter (1/4), and in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 62.00 acres, AND Parcel "F", located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4), in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) said Section Twelve (12), containing 11.47 acres, both 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 both 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

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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