



Document 2026 2857

Book 2026 Page 2857 Pages 2
 Date 9/24/2026 Time 9:16:36AM
 Rec Amt \$12.00 Aud Amt \$10.00
 Rev Transfer Tax \$2.624.00
 Rev Stamp# 359 DOV# 341

BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

\$ 1,640,085

Return To: Sean K. Heitmann, 26 South 1st Ave, Suite 302, Marshalltown, Iowa 50158
Taxpayer: Dylan Wagner and Tory Wagner, 1516 Prairieview Ave, Van Meter, IA 50261
Preparer: Sean K. Heitmann, 26 South 1st Ave, Suite 302, Marshalltown, IA 50158, Tel: (641) 752-4271



WARRANTY DEED ✓
 (CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, CLC Farms, LLC, a limited liability company organized and existing under the laws of Iowa does hereby Convey to Dylan Wagner and Tory Wagner, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

A tract of land located in the West Half (1/2) of the Southeast Quarter (1/4) and in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) and in the East Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-eight (28), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; and located in the East Half (1/2) of the Northwest Quarter (1/4), and in the West Half (1/2) of the Northeast Quarter (1/4), and in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-three (33), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 206.30 acres, as shown in Retracement Survey filed in Book 2026, Page 2637 on September 4, 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.

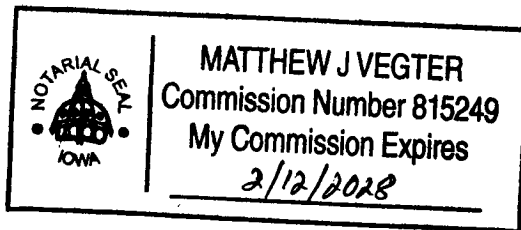
Dated: September 16th, 2026.

CLC Farms, LLC,

By Clinton L. Cavanah
Clinton L. Cavanah, as Member/Manager

STATE OF IOWA, COUNTY OF Story

This record was acknowledged before me on September 16th, 2026, by Clinton L. Cavanah, as Member/Manager, of CLC Farms, LLC.



Matthew J. Vegter
Signature of Notary Public