BK: 2026 PG: 3444
Recorded: 11/20/2026 at 3:53:58.0 PM
Pages 2
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $1,916.80
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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Prepared by: Timothy C. Hogan, Hogan Law Office, 1717 Ingersoll Ave, Ste 200, Des Moines, IA 50309 (515) 279-9059
Return to & Address Tax Statements: Chickenfoot Holdings, LLC, 6150 Village View Dr, Ste 113, West Des Moines, IA 50266

# WARRANTY DEED

For the consideration of One Dollar(s) ($1.00) and other valuable consideration, **SARATOGA FARMS, LLC**, a Delaware limited liability company (45%); and **HCN FARMS, LLC**, an Iowa limited liability company (5%); and **TP PROPERTY, LLC**, an Iowa limited liability company (5%), do hereby convey to **CHICKENFOOT HOLDINGS, LLC**, an Iowa limited liability company, an undivided 55% interest in the following described real estate:

Parcel "E" located in the Southeast Quarter (¼) and in the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and in Government Lots Three (3) and Four (4) of Section Eighteen (18), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 101.143 acres, as shown in Amended Plat of Survey filed in Book 2024, Page 1915 on August 9, 2024, in the Office of the Recorder of Madison County, Iowa.

AND

Parcel "F" located in the South Half (½) of the Northeast Quarter (¼) and the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and in the West Half (½) of Government Lot Three (3) of Section Eighteen (18), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 96.903 acres, as shown in Plat of Survey filed in Book 2024, Page 2516 on October 14, 2024, 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.

Grantors do hereby covenant with Grantee and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Dated NOVEMBER 16, 2026.

**SARATOGA FARMS, LLC,**
a Delaware limited liability company

By: _____
Quinn Kendrick, Manager

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on November 16, 2026, by Quinn Kendrick, as Manager of Saratoga Farms, LLC.

By: _____
Notary Public

ASHLEY ROSE PACHOLSKI
Notarial Seal - Iowa
Commission Number 873142
My Commission Expires May 18, 2029

**HCN FARMS, LLC,**
an Iowa limited liability company

By: _____
Hunter Norland, Manager

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on November 16, 2026, by Hunter Norland, as Manager of HCN Farms, LLC.

By: _____
Notary Public

ASHLEY ROSE PACHOLSKI
Notarial Seal - Iowa
Commission Number 873142
My Commission Expires May 18, 2029

**TP PROPERTY, LLC,**
an Iowa limited liability company

By: _____
Tim Portzen, Manager

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on November 16, 2026, by Tim Portzen, as Manager of TP Property, LLC.

By: _____
Notary Public

ASHLEY ROSE PACHOLSKI
Notarial Seal - Iowa
Commission Number 873142
My Commission Expires May 18, 2029