

BK: 2026 PG: 363  
Recorded: 2/6/2026 at 3:16:47.0 PM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$1,887.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT  
Recorder's Cover Sheet**

**Preparer Information:** David L. Wetsch, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309, Tel: 515-246-4555

**Taxpayer Information:** Ory Farms, Inc., 36444 Knox Avenue, Earlham, IA 50072

**Return Document To:** Ory Farms, Inc., 36444 Knox Avenue, Earlham, IA 50072

**Grantor:** Lu Ann Harkins Revocable Trust

**Grantee:** Ory Farms, Inc.

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**  
BK 2025 PG 2161



## TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Lu Ann Harkins, Trustee of Lu Ann Harkins Revocable Trust Dated October 21, 2024**, does hereby Convey to **Ory Farms, Inc.**, an Iowa corporation, organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The East Fractional Half (1/2) of the Northeast Quarter (1/4) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, Except Parcel "B" located in Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Six (6), containing 4.74 acres, more or less, as shown in Plat of Survey filed in Book 2001, Page 4834 on October 26, 2001, in the Office of the Recorder of Madison County, Iowa;

Subject to easements and restrictions of record.

**This Deed is given in fulfillment of a Real Estate Contract dated August 7, 2025, filed August 14, 2025, in Book 2025, Page 2161 of the Madison County Recorder's Office. The warranties of title provided under this Deed extend only to the date of said Contract.**

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 warrants to Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple, that the real estate is free and clear of all liens and encumbrances, except as may be above stated, and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The Grantor further deposes and states that the Trustee personally knows of all the following: That the Trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the Grantor the person creating the Trust was under no disability or infirmity at the time the Trust was created; that the Grantor is the presently existing Trustee of the above-named Trust dated October 21, 2024, to which the above-described real estate was conveyed to the Trustee by Warranty Deed, pursuant to an instrument recorded on October 21, 2024, recorded in the office of the Madison County Recorder in Book 2024, Page 2574; that the Trust is in existence, and the Grantor has good and lawful authority to sell and convey the real estate without any limitation or qualification whatsoever; that the transfer by the Trustee to the Grantee is effective and rightful; and that the Trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 2-4, 2026.

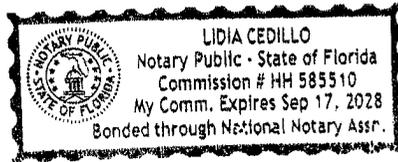
**Lu Ann Harkins Revocable Trust**

By: *Lu Ann Harkins*  
Lu Ann Harkins, as Trustee

Florida

STATE OF ~~IOWA~~, COUNTY OF Manatee

This record was acknowledged before me on February 4<sup>th</sup>, 2026,  
by Lu Ann Harkins, Trustee of the above-entitled trust. *via physical presence  
produced IA DL*



*Lidia Cedillo*  
Signature of Notary Public