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Date 2/11/2026 Time 10:56:10AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$406.40

Rev Stamp# 52 DOV# 41

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

\$254,202⁰⁰

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Matthew C. Hanson, 103 S Main St., Lenox, IA 50851, Tel: (641) 333-2283

Taxpayer Information: Johnson Family Farms of Churchville LLC, 10694 20th Ave., Prole, IA 50229

Return Document To: Matthew C. Hanson, 103 S Main St., Lenox, Iowa 50851

Grantors: Troy L. Wheeler and Jennifer L. Wheeler

Grantees: Johnson Family Farms of Churchville LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Troy L. Wheeler and Jennifer L. Wheeler, husband and wife, do hereby Convey to Johnson Family Farms of Churchville LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

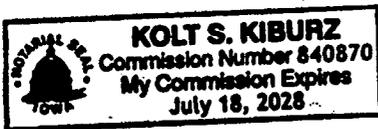
The Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Thirty-five (35), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa

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 grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

Dated: 2/2/2026



[Signature]
Troy L. Wheeler, Grantor

[Signature]
Jennifer L. Wheeler, Grantor

STATE OF IOWA, COUNTY OF Union

This record was acknowledged before me on 2/02/2026 by Troy L. Wheeler and Jennifer L. Wheeler, husband and wife.

[Signature]
Signature of Notary Public