



Document 2026 803

Book 2026 Page 803 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$15.00

Rev Transfer Tax \$647.20

Rev Stamp# 90 DOV# 81

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

\$405,000⁰⁰

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

¹
Taxpayer Information: HCN Farms, LLC, 1108 S. 44th Street, Suite 102, Cumming, IA 50061

²
Return Document To: HCN Farms, LLC, 1108 S. 44th Street, Suite 102, Cumming, IA 50061

Grantors: Saratoga Farms, LLC

Grantees: HCN Farms, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Four Hundred Five Thousand Dollar(s) and other valuable consideration, Saratoga Farms, LLC, an Iowa limited liability company organized and existing under the laws of Iowa, does hereby Convey to HCN Farms, LLC, an Iowa limited liability company organized and existing under the laws of Iowa, all its right, title and interest in the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3); AND the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4); AND the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Nine (9), ALL IN Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nine (9), containing 4.559 acres, as shown in Plat of Survey filed in Farm Plat Record 2, Page 546 on January 26, 1995, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "F" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Four (4) and in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nine (9), containing 33.17 acres, as shown in Plat of Survey filed in Book 2008, Page 1534 on May 12, 2008, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "B" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Three (3), containing 21.910 acres, as shown in Plat of Survey filed in Book 2024, Page 908, on April 30, 2024 in the Office of the Recorder of Madison County, Iowa.



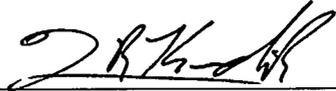
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

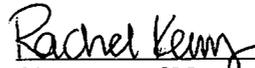
Dated: March 19, 2026.

Saratoga Farms, LLC, an Iowa limited liability company

By 
Quinn Kendrick, Manager

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on March 19, 2026,
by Quinn Kendrick, as Manager, of Saratoga Farms, LLC an Iowa limited liability company.


Signature of Notary Public

