Recorded: 1/2/2026 at 8:46:23.0 AM
County Recording Fee: $27.00
Iowa E-Filing Fee: $3.00
Combined Fee: $30.00
Revenue Tax: $1,439.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2

Prepared by: Stephen B. Larson, Simmons Perrine PLC 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401, (319) 366-7641

Return to: Mid-Iowa Milling, LLC, 209 North Lincoln Street, Conrad Iowa, 50621

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Mid-Iowa Milling, LLC 209 North Lincoln Street Conrad Iowa, 50621

WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **Edgewood Feed Mill, Inc., an Iowa corporation** ("Corporate Grantor") and **Margaret M. Perrinjaquet**, a single person and surviving spouse of Kevin J. Perrinjaquet ("Individual Grantor") do hereby convey to **Mid-Iowa Milling, LLC, an Iowa limited liability company** ("Grantee") the following described real estate in Delaware County, Iowa:

See Exhibit A attached hereto,

together with and subject to easements, covenants, conditions and restrictions of record.

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

Individual Grantor joins this deed to quit claim all her right, title, and interest in the real estate and any improvements or fixtures located thereon.

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.

(Signature Page Follows)

Dated: 12/31/ 2025

Edgewood Feed Mill, Inc.

By: _____
Name: Jordan Perrinjaquet
Title: Director and President

By: _____
Name: Jerod Perrinjaquet
Title: Secretary

State of Iowa, County of LINN ss:

This instrument was acknowledged before me on DECEMBER 31 2025, by Jordan Perrinjaquet, Director and President of Edgewood Feed Mill, Inc and Jerod Perrinjaquet, Secretary of Edgewood Feed Mill, Inc.

Sheryl Puccinelli
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARIAL SEAL IOWA
SHERYL PUCCINELLI
Commission Number 809271
My Commission Expires
March 2, 2027

My Commission Expires: MARCH 2, 2027

Margaret M. Perrinjaquet
Margaret M. Perrinjaquet

State of Iowa, County of LINN ss:

This instrument was acknowledged before me on DECEMBER 31 2025, by Margaret M. Perrinjaquet.

Sheryl Puccinelli
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARIAL SEAL IOWA
SHERYL PUCCINELLI
Commission Number 809271
My Commission Expires
March 2, 2027

My Commission Expires: MARCH 2, 2027

EXHIBIT A:
Legal Description

Lots Four (4), Five (5), Five-A (5A), Six (6), the West One-half (W½) of Lot Seven (7), Lot Nine (9) and that part of Lot Eleven (11) of the Plat Of The Subdivision of the NE¼ Of The NE¼ Of Section 3, T90N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat Recorded in Book 5 Plats, Page 104, described as beginning at the Southwest Corner of said Lot Nine (9), thence South One Hundred Eighty-seven (187) Feet, thence East Three Hundred (300) Feet, Thence North One Hundred Eighty-seven (187) Feet to the South-east Corner of said Lot Nine (9), thence West Three Hundred (300) Feet along the South line of said Lot Nine (9) to the point of beginning; also Parcel G, Parcel H, All Being A Part Of Lot 11 Of The Subdivision Of The NE¼ - NE¼ Sec. 3, T90N, R5W Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2008, Page 904, also all of the vacated right-of-way running along said Lot Six (6) and the West One-half (W½) of said Lot Seven (7).

EXCEPTING:

Lot Six (6) and the West One-half (W½) of Lot Seven (7) of the Plat of Subdivision of the NE¼ of the NE¼ of Section Three (3), Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to Plat recorded in Book 5 Plats, Page 104.

AND

Parcel "2025-28" located In Lot 5 of Marjie P's Subdivision In The Northeast ¼ Of The Northeast ¼ Of Section 3, Township 90 North, Range 05 West Of The 5th P.M., Delaware County, Iowa, according to Plat recorded in Book 2025, Page 3044.