



Document 2021 5098

Book 2021 Page 5098 Type 06 049 Pages 6

Date 12/15/2021 Time 10:38:41AM

Rec Amt \$32.00

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

SEE AGRMT 11-29-21 2021-4859

WJ

PREPARED BY: Luana Savings Bank, P. O. Box 68, Luana, Iowa 52156, 563-539-2166

### ASSIGNMENT

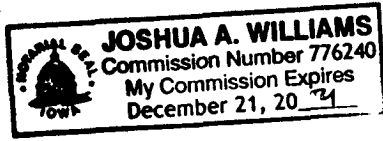
COMES NOW WHEELER STOCK FARMS, LLC and does hereby assign to Luana Savings Bank all of his/its right, title and interest in and to the Manure Agreement, and copy of which is attached hereto. Said Manure Agreement covers the following described real estate and is between the following individuals/entities:

LANDLORDS: JSBB PORK, LLC/JEFFRY KIDDOO TRUST

TENANT: WHEELER STOCK FARMS, LLC

\*\*SEE LEGAL DESCRIPTION INCLUDED IN THE ATTACHED COPY OF THE MANURE/LEASE AGREEMENT RECORDED DATE 11-29-2021 DOCUMENT 2021 4859 IN COUNTY RECORDER OF MADISON COUNTY, IOWA

DATED this 9 day of December, 2021.



[Signature]  
TROY L. WHEELER, MEMBER OF  
WHEELER STOCK FARMS, LLC  
[Signature]  
JENNY L. WHEELER, MEMBER OF  
WHEELER STOCK FARMS, LLC

STATE OF IOWA )  
 ) ss:  
Dallas COUNTY )

On this 9 day of December, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared TROY L. WHEELER, MEMBER OF WHEELER STOCK FARMS, LLC AND JENNY L. WHEELER, MEMBER OF WHEELER STOCK FARMS, LLC to me personally known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that he/she executed the same as his/her voluntary act and deed.

[Signature]  
NOTARY PUBLIC  
in and for the State of Iowa



Document 2021 4859

Book 2021 Page 4859 Type 06 001 Pages 4

Date 11/29/2021 Time 12:35:48PM

Rec Amt \$22.00

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ANNO  
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CHK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

E ✓ Prepared by Todd G. Nielsen, 211 N. Maple Street, Creston, Iowa 50801 (641) 782-7007  
Return to: Todd G. Nielsen, 211 N. Maple Street, Creston, Iowa 50801 (641) 782-7007

ASSIGNMENT OF MANURE APPLICATION EASEMENT

For Value Received, JSBB Pork, LLC, hereby assigns all of their right, title and interest in and to the Manure Application Easement recorded June 2, 2021 in Book 2021, Page 2259 of the records of the Madison County Recorder, attached hereto as Exhibit "A" to Wheeler Stock Farms, LLC, an Iowa Limited Liability Company, effective as of the date hereof, and Wheeler Stock Farms, LLC hereby accepts such assignment.

The Assignment shall be binding upon and inure to the benefit of the parties hereto, and their successors and assigns,

Wheeler Stock Farms, LLC

JSBB Pork, LLC

[Signature]  
By: Troy Wheeler, Manager

[Signature]  
By: Joseph Birkenstock, Manager

STATE OF IOWA, COUNTY OF DALLAS

Subscribed and sworn to this 23<sup>rd</sup> day of November, 2021, before me, the undersigned Notary Public, by Troy Wheeler, Manager of Wheeler Stock Farms, LLC.

[Signature]  
Notary Public

STATE OF IOWA, COUNTY OF DALLAS

Subscribed and sworn to this 22<sup>nd</sup> day of November, 2021, before me, the undersigned Notary Public, by Joseph Birkenstock, Manager of JSBB Pork, LLC.

[Signature]  
Notary Public

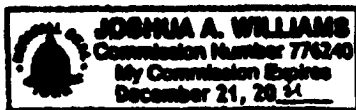


EXHIBIT "A"

BK: 2021 PG: 2259  
Recorded: 6/2/2021 at 11:36:55.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.41  
Combined Fee: \$25.41  
Revenue Tax:  
LISA SMITH RECORDER  
Madison County, Iowa

Preparer  
Information: William R. Jahn, Jr. 321 North Third St., Burlington, IA 52601 (319)754-6587  
Individual's Name Street Address City Phone  
\*\*\*\*\*  
Return to: Preparer

**MANURE APPLICATION EASEMENT**

THIS MANURE APPLICATION EASEMENT ("Easement") is made between Jeffry Kiddoo Trust ("Grantor"), whose address for the purpose of this Easement is 3210 Fawn Ave., Lorimor, IA 50149 and JSBB Pork, LLC ("Grantee") whose address for the purpose of this Easement is 14365 135<sup>th</sup> Ave., Burlington, IA 52601.

1. Premises. Grantor is the owner of Real Estate more legally described as follows, to-wit:

The North Half of Section 26 and the North Half of the Northeast Quarter of Section 27; and the Southeast Quarter of Section 22, EXCEPTING therefrom the North Half of the Northeast Quarter of the Southeast Quarter of said Section 22, all in Township 74 North, Range 29 West, Madison County, Iowa.

Grantee operates a hog confinement facility located on certain real estate more legally described as follows, to-wit:

Parcel "C" located in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW 1/4) OF Section Thirty-five (35), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 3.50 acres, as shown in Plat of Survey filed in Book 2007, Page 2528 on June 21, 2007, in the Office of the Recorder of Madison County, Iowa (the "Grantee Real Estate").

2. Purpose and Use. This easement is for the sole purpose of manure management and disposal of animal manure. Grantee shall be allowed to spread and dispose of animal manure from the Grantee Real Estate on Grantor Real Estate at such regular intervals as is necessary for Grantee. Disposal and distribution of animal manure, however, shall not interfere with the productivity, growing and harvesting of crops on the above described premises. Grantee further agrees to comply with all environmental laws in the disposal of such animal manure, both state and federal. Grantee further agrees to prevent all nuisances that may be created by such disposal and handling of animal manure.

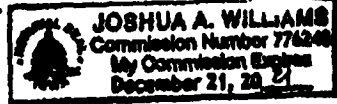
3. Cost of Manure and Application Charged to Grantor(s). Grantor shall be responsible for all costs of hauling manure from said confinement site including costs to test manure spread each year and required soil testing to comply with all legal requirements for manure management plans.
4. Term of Easement. The term shall commence on May 1, 2021. The term shall be for a period of thirty (30) years. The Easement shall automatically renew upon expiration from year-to-year, upon the same terms and conditions unless either party gives due and timely written notice to the other of an election not to renew this Easement.
5. Violation of Terms of Easement. If Grantor or Grantee violates the terms of this Easement, the other shall have the right to pursue the legal and equitable remedies to which it is entitled.
6. Assignment. This Easement may be assigned by either party or by its legal representatives, successors in interest or assigns.
7. Attorney Fees and Court Costs. If either party files suit to enforce any of the terms of this Easement, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.
8. Change in Easement Terms. The conduct of either party, by act or omission, shall not be construed as a material alteration of this Easement until such provision is reduced to writing and executed by both parties as addendum to this.
9. Construction. Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.
10. Notices. The notices contemplated in this Easement shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, registered mail, return receipt requested, to the recipient's last known mailing address.
11. Successors and Assigns bound; Number; Gender; Agents; Captions. The rights, covenants and agreements contained herein shall be binding upon and inure to the benefit of the respective legal representatives, successors and assigns for the parties. Words and phrases contained herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the contexts. The captions and heading of the paragraphs of this Agreement are for convenience only and are not to be used to interpret or define the provisions hereof.
12. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa.

SIGNATURE PAGE.

Jeffry Kiddoo Revocable Trust, Grantor

Jeffry R. Kiddoo, Trustee  
By: Jeffry R. Kiddoo, Trustee

Patricia L. Kiddoo, Trustee  
By: Patricia L. Kiddoo, Trustee

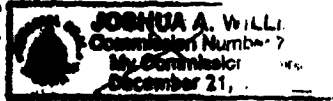


JSBB PORK, LLC

Joseph Birkenstock  
By: Joseph Birkenstock, Manager

STATE OF IOWA, COUNTY OF MADISON } ss.  
*Des Moines*

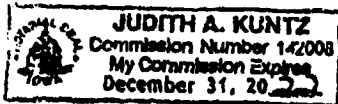
This record was acknowledged before me on April 22nd, 2021, by Jeffry R. Kiddoo and Patricia L. Kiddoo, Co-Trustees of the Jeffry R. Kiddoo Revocable Trust.



Joshua Williams  
Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF DES MOINES } ss.

This record was acknowledged before me on ~~April~~ May 24, 2021, by Joseph Birkenstock, as Manager of JSBB Pork, LLC.



Judith A. Kuntz  
Notary Public in and for the State of Iowa.