

**CONSIDERATION \$117,000**

**BK: 2022 PG: 2379**  
**Recorded: 8/10/2022 at 3:00:53.0 PM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$186.40**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**Return To:** Hayes Farm & Land, LLC, 1809 Warren Ave., Norwalk, IA 50211  
**Taxpayer:** Hayes Farm & Land, LLC, 1809 Warren Ave., Norwalk, IA 50211  
**Preparer:** James S Dougherty, 801 North Ave., PO Box 278, Norwalk, IA 50211, Phone: 5159815401



**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, Pontier Farms, L.L.C. , a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Hayes Farm & Land, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

That part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) located South and West of the center of the Middle River. Containing approximately 18.3 acres M/L

AND

That part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) located South and West of the center of the Middle River. Containing approximately 3.7 acres M/L

All in Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-six (26) 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.

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: July 26, 2022.

Pontier Farms, L.L.C. , an Iowa limited liability company

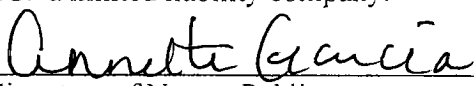
By   
Chad Pontier, Member

By   
Ryan Pontier, Member

By   
Arthur Pontier, Member

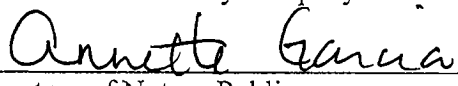
STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on August 8, 2022,  
by Chad Pontier, as Member, of Pontier Farms, L.L.C. a limited liability company.

  
Signature of Notary Public

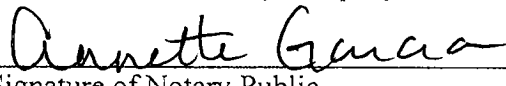
STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on August 8, 2022,  
by Ryan Pontier, as Member, of Pontier Farms, L.L.C. a limited liability company.

  
Signature of Notary Public

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on August 8, 2022,  
by Arthur Pontier, as Member, of Pontier Farms, L.L.C. a limited liability company.

  
Signature of Notary Public

