

**BK: 2022 PG: 805**  
**Recorded: 3/18/2022 at 2:16:52.0 PM**  
**Pages 5**  
**County Recording Fee: \$47.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$50.00**  
**Revenue Tax: \$6,642.40**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**Return To:** Heartland Co-op, 2829 Westown Parkway, Suite 350, West Des Moines, IA 50266  
**Taxpayer:** Heartland Co-op, 2829 Westown Parkway, Suite 350, West Des Moines, IA 50266  
**Preparer:** Kathleen Law, 700 Walnut, Suite 1600, Des Moines, IA 50309, Phone: 515-283-3116



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

For the consideration of ONE Dollar(s) and other valuable consideration, Landus Cooperative, an Iowa cooperative, does hereby Convey to Heartland Co-op, an Iowa cooperative, the following described real estate in Madison County, Iowa:

See attached Exhibit "A"

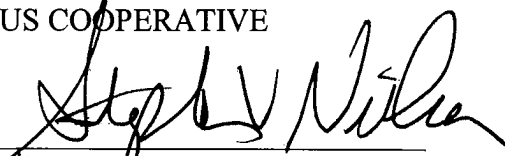
Subject to easements, covenants, and restrictions of record.

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: 3-18, 2022.

LANDUS COOPERATIVE

By:   
Stephen V. Nielsen, General Counsel

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 3-18,  
2022 by Stephen V. Nielsen as General Counsel of Landus Cooperative, an Iowa cooperative.

STAMP



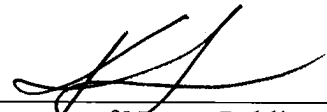
  
Signature of Notary Public

EXHIBIT "A"

Lots Three (3), Four (4) and Five (5) in Block Fourteen (14) of the Original Town of Earlham, Madison County, Iowa; AND

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), and Eleven (11), in Block Seven (7); AND Lot Two (2) in Block Eight (8); AND that part of Lot One (1) in Block Sixteen (16) described as follows:

A tract commencing 28 feet North of the Southeast corner of Lot One (1) in Block Sixteen (16), thence South to said Southeast corner, thence West to the Southwest corner of said Lot One (1), thence North 54¼ feet, thence Easterly on a straight line to the point of beginning; AND a tract commencing at the Northwest corner of said Lot One (1) in said Block Sixteen (16), thence South along the West line thereof 27 feet more or less to a point 25 feet Southwesterly, measured at right angles, from the Northerly line of said Lot One (1), thence Southeasterly along a line 25 feet Southwesterly from and parallel with the Northerly line of said Lot One (1), 150 feet more or less to the West line of Chestnut Street, thence North to the Northeast corner of said Lot One (1), thence Northwesterly along the Northerly line of said Lot One (1) to the point of beginning, EXCEPTING therefrom Parcel 3 and Parcel 4 as described in Acquisition Plat dated May 10, 2004, and attached to Corporate Quit Claim Deed filed on August 3, 2004, in Book 2004, Page 3608 of the Records of the Recorder of Madison County, Iowa,

AND Lots One (1) and Two (2) in Block Fifteen (15); AND Lots Two (2), Three (3), Four (4), and Five (5), in Block Sixteen (16) and Lot Ten (10) in Block Sixteen (16) EXCEPTING therefrom Parcel 1 as described on Acquisition Plat dated May 10, 2004, attached to Corporate Quit Claim Deed filed on August 3, 2004, in Book 2004, Page 3608 of the Records of the Recorder of Madison County, Iowa; and Lot Eleven (11) in Block Sixteen (16), EXCEPT the South 45 feet thereof, AND EXCEPT Parcel 2 as described in Acquisition Plat dated May 10, 2004, attached to Corporate Quit Claim Deed filed on August 3, 2004, in Book 2004, Page 3608 of the Records of the Recorder of Madison County, Iowa; AND Parcels "A", "B", and "C" as shown by the Plat of Survey recorded on May 12, 2004 in Book 2004, Page 2163, in the Office of the Recorder of Madison County, Iowa; said Parcel "A" adjoins the Northwest corner of Lot Eleven (11) in Block Sixteen (16); said Parcel "B" lies within said Lot Eleven (11); said Parcel "C" lies within Lot Eleven (11) and Lot One (1) in Block Sixteen (16) and a portion of the alley lying between said Lot Eleven (11) and said Lot One (1);

ALL in the Original Town of Earlham, Madison County, Iowa,

**AND**

All that part of the West Half (½) of the Northwest Quarter (¼) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P. M., Madison County, Iowa, lying South of the Chicago, Rock Island and Pacific Railway right of way as now located, containing 4 acres, more or less;

**AND**

The North Half (½) of the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Seven (7) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" located in the Northwest Quarter (¼) of the Southeast Quarter (¼) of said Section Seven (7), containing 1.33 acres as shown in Plat of Survey filed in Book 3, Page 280 on June 18, 1998, in the Office of the Recorder of Madison County, Iowa,

**AND**

The following described tracts, formerly a part of the Chicago, Rock Island and Pacific Railroad Company, and the Heartland Rail Corporation, located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., in the City of Earlham, Madison County, Iowa:

1. A tract commencing at the Northwest corner of Lot Two (2) in Block Eight (8) of the Original Town of Earlham, Madison County, Iowa, thence North along the East line of Elm Street in said Town 105 feet, more or less, to a line being 50 feet Southerly of and parallel with the centerline of the Chicago, Rock Island and Pacific Railroad Company's station grounds in said Town, thence Southeasterly along said parallel line 305 feet, thence South parallel with the West line of Locust Street in said Town, 105 feet more or less to the Southerly line of said station grounds, thence Northeasterly along said Southern line of said station grounds 305 feet to the point of beginning; being land conveyed by Quit Claim Deed filed on April 17, 1969 in Town Book 39, Page 152 of the records of the Recorder of Madison County, Iowa.
2. A tract commencing on the Southerly line of above mentioned right of way 55 feet East of the East line of said Locust Street, thence South to the Northerly line of Block Sixteen (16) of said Town of Earlham, thence Southeasterly along the Northerly line of said Block Sixteen (16) to the West line of Chestnut Street in said Town, thence North along the West line of Chestnut Street to the Southerly line of the above mentioned right of way, thence Northwesterly along said line to the point of beginning; being a part of land conveyed as Parcel 2 by Quit Claim Deed filed on April 17, 1969 in Town Book 39, Page 137 of the records of the Recorder of Madison County, Iowa.
3. A tract commencing on the Southerly line of said right of way at its intersection with the East line of said Chestnut Street, thence South to the Northwest corner of Block Fifteen (15) of said Town, thence Southeasterly along the Northerly line of said Block Fifteen (15) to the West line of Sycamore Street in said Town, thence North to the Southerly line of said right of way, thence Northwesterly along said line to the point of beginning; being land conveyed as Parcel 3 by Quit Claim Deed filed on April 17, 1969 in Town Book 39, Page 137 of the records of the Recorder of Madison County, Iowa.
4. A tract commencing on the Southerly line of said right of way at its intersection with the East line of said Sycamore Street, thence South to the Northwest corner of Block Fourteen (14) of said Town, thence Southeasterly along Northerly line of said Block Fourteen (14) to West line of Maple Street in said Town, thence North to the Southerly line of said right of way, thence Northwesterly along said line to the point of beginning; being land conveyed as Parcel 4 by Quit Claim Deed filed on April 17, 1969 in Town Book 39, Page 137 of the records of the Recorder of Madison County, Iowa.
5. A parcel commencing at the Northwest Corner of Parcel No. 2, more particularly described in the certain Quit Claim Deed recorded in Town Lot Deed Record 39, at Page 137; thence Northwesterly on a line 8.5 feet perpendicularly distant Southerly from the centerline of stock track, as it existed on March 5, 1976, to a point 305 feet East of the East line of Elm Street, as extended; thence South 115 feet, more or less, to the Southerly line of the station grounds of the former Chicago, Rock Island and Pacific Railroad Company thence Southeasterly on said Southerly line of such station grounds 102 feet to the East line of Locust Street thence continuing southerly on said Southerly line 55 feet, more or less, to the Westerly boundary of said Parcel No. 2; thence Northerly along said Westerly boundary

of said Parcel No. 2 100 feet, more or less, to the Point of Beginning, being land conveyed by Quit Claim Deed filed on May 28, 1993 in Town Book 58, Page 342 of the records of the Recorder of Madison County, Iowa.

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