



Document 2023 2820

Book 2023 Page 2820 Type 03 001 Pages 3
Date 11/16/2023 Time 11:20:53AM
Rec Amt \$17.00 Aud Amt \$15.00 INDX
Rev Transfer Tax \$2,399.20 ANNO
Rev Stamp# 402 DOV# 401 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$ 1,500,000

Return To: Saratoga Farms, LLC and HCN Farms, LLC, 12119 Stratford Dr. Ste B, Clive, Clive, IA 50325

Taxpayer: Saratoga Farms, LLC and HCN Farms, LLC, 12119 Stratford Dr. Ste B, Clive, Clive, IA 50325

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



WARRANTY DEED

For the consideration of One Million Five Hundred Thousand (1,500,000.00) Dollar(s) and other valuable consideration, Delpha M. Trindle, Single, does hereby Convey to Saratoga Farms, LLC as to undivided 90% interest and HCN Farms, LLC as to a 10% interest, limited liability companies organized and existing under the laws of Delaware and Iowa, respectively, the following described real estate in Madison County, Iowa:

See Description attached.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

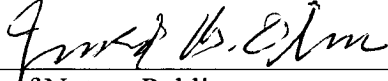
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Nov, 15, 2023.

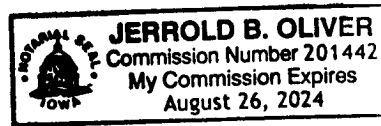
Delpha M. Trindle, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Nov. 15, 2023 by
Delpha M. Trindle.



Signature of Notary Public



Trindle to Saratoga Farms, LLC and HCN Farms, LLC

Description

The South Half (1/2) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast 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), EXCEPT Parcel "A" in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Nine (9), containing 4.559 acres, as shown in Plat of Survey filed in Book 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 Section Four (4) and in the, Northeast Quarter (1/4) of the Northeast Quarter (1/4) of 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; ALL in Township Seventy-six (76) North, Range Twenty-eight (28) West of the P.M., Madison County, Iowa.

Buyers

Saratoga Farms, LLC as to undivided 90% interest and HCN Farms, LLC as to a 10% interest, limited liability companies.