

BK: 2023 PG: 920  
Recorded: 5/2/2023 at 3:34:11.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,151.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Danielle Guisinger, 1055 Jordan Creek Pkwy Ste 218, West Des Moines, IA 50266 5158649370  
**Return To:** Iowa Green Farms LLC, 3343 NE 62<sup>nd</sup> Avenue, Ankeny IA 50021  
**Taxpayer Information:** Iowa Green Farms LLC, 3343 NE 62<sup>nd</sup> Avenue, Ankeny IA 50021

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**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **SPV Larsen Farm, LLLP**, a Limited Liability Limited Partnership organized and existing under the laws of the State of Iowa does hereby Convey to **Iowa Green Farms, LLC**, a Limited Liability Company organized and existing under the laws of the State of Iowa, the following described real estate:

**The North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-eight (28), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, including Parcel "B" located in the Northeast quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-eight (28), containing 5.00 acres, as shown in Plat of Survey filed in Book 2020, Page 434 on February 11, 2020, in the Office of the Recorder of Madison County, Iowa.**

Subject to all covenants, restrictions and easements of record.

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, and as masculine or feminine gender, according to the context.

Dated: 4/28/23

**SVP Larsen Farm, LLLP**, a  
Iowa Limited Liability Limited  
Partnership

By: *Steve Bruere*  
Signature

Steve Bruere  
Name

President of mAgma, LLC, managing member  
Title

STATE OF Iowa )  
 )ss:  
COUNTY OF Polk )

This record was acknowledged before me on April 28th, 2023, by  
Steve Bruere as managing member of SVP Larsen Farms, a  
Iowa Limited Liability Limited Partnership.

*Joe Orstad*  
Notary Public in and for said State

