



Document 2024 1665

Book 2024 Page 1665 Type 03 001 Pages 2

Date 7/12/2024 Time 3:50:37PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$2,712.80 ANNO

Rev Stamp# 230 DOV# 228 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

1,696,000.00
E ✓

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Saratoga Farms, LLC, 319 Seitz Drive, Salina, KS 67401
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA
50273-0067, Phone: (515) 462-4912



WARRANTY DEED

For the consideration of ----One Million Six Hundred Ninety-Six Thousand Dollar(s)---- and other valuable consideration, Barbara S. Jackson and Jack Lee Jackson, a Married Couple, do hereby Convey to Saratoga Farms, LLC, the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of Section Eighteen (18), Township Seventy-seven (77) North, Range Twenty-seven (27) 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.

Grantors do hereby Covenant with Grantee, 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.

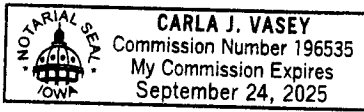
Dated: July 12, 2024.

Barbara S. Jackson
Barbara S. Jackson

Jack Lee Jackson
Jack Lee Jackson

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 12, 2024, by Barbara S. Jackson and Jack Lee Jackson.



Carla J. Vasey
Signature of Notary Public