

\$429,000.00

BK: 2024 PG: 2394
Recorded: 10/1/2024 at 1:08:34.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$685.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By: Katie M. Tegtmeier, 666 Grand Ave, Suite 2000, Des Moines, Iowa 50309, 515.242.2400
Taxpayer Information/Return to: CFH, LLC, et. al., 12119 Stratford Drive Ste B, Clive, IA 50325

Warranty Deed

For the consideration of One Dollar (\$1.00) and other valuable consideration, Terra Tender, Inc., an Iowa corporation (“Grantor”), does hereby convey an undivided 45% interest to CFH, LLC, an Iowa limited liability company; an undivided 45% interest to Saratoga Farms, LLC, a Delaware limited liability company; an undivided 5% interest to HCN Farms, L.L.C., an Iowa limited liability company; and an undivided 5% interest to TP Property, LLC, an Iowa limited liability company, as tenants in common (collectively, “Grantee”), in and to the following described real estate in Madison County, Iowa (the “Real Estate”):

The Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Thirteen (13), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT: A tract of land commencing 1614.25 feet North of the Southwest corner of the Northeast Quarter (NE1/4) of said Section Thirteen (13) and running thence East 171 feet, thence South 254.73 feet, thence West 171 feet, thence North 254.73 feet to the point of beginning.

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.

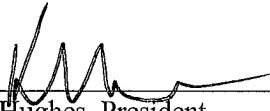
Grantor hereby covenants with Grantee, and successors in interest, that Grantor holds the Real Estate by title in fee simple; that Grantor has good and lawful authority to sell and convey the Real Estate; that the Real Estate is free and clear of all liens and encumbrances, except as may be above stated; and Grantor 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: October 1, 2024.

[Signature Page Follows]

GRANTOR:

Terra Tender, Inc.
an Iowa corporation

By: 
Kendra Hughes, President

STATE OF Iowa) SS:

COUNTY OF Polk)

This record was acknowledged before me on October 1, 2024, by Kendra Hughes, as President of Terra Tender, Inc., an Iowa corporation.


NOTARY PUBLIC IN AND FOR SAID STATE

