

\$73,600

BK: 2024 PG: 2975
Recorded: 12/9/2024 at 3:08:52.0 PM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Katherine M. Tegtmeier, 666 Grand Ave St. 2000, Des Moines, IA 50309 515.242.2433

Taxpayer Information: (name and complete address)

Iowa Select Farms, L.L.L.P., 5034 Grand Ridge Drive, West Des Moines, IA 50265

Return Document To: (name and complete address)

Katherine M. Tegtmeier, 666 Grand Ave St. 2000, Des Moines, IA 50309 515.242.2433

Grantor:

Hidden Valley Farms, Inc., an Iowa corporation

Grantee:

Iowa Select Farms, L.L.L.P., an Iowa limited liability limited partnership

Previously Recorded Document Information: N/A

Legal Description: See Exhibit "A".

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Hidden Valley Farms, Inc., an Iowa corporation (“Grantor”), does hereby convey to Iowa Select Farms, L.L.P., an Iowa limited liability limited partnership (“Grantee”), all of its interest in that certain real estate located in Madison County, Iowa and legally described on Exhibit “A” attached hereto and hereby incorporated by this reference (the “Real Estate”).

This deed is exempt according to Iowa Code 428A.2(14). This is a conveyance resulting from a corporate reorganization.

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 the acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: December 2, 2024.

[Signature Page Follows]

Exhibit "A"
[Legal description – the Real Estate]

Macksburg Site:

PARCEL "B" LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION THREE (3), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE TWENTY-NINE (29) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2016, PAGE 1945 ON JULY 8, 2016, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.