

\$2,245,800.00

BK: 2024 PG: 3068
Recorded: 12/19/2024 at 11:02:55.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$3,592.80
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By: Sheridan C. DeJong, 666 Grand Ave., Suite 2000, Des Moines, IA 50309, 515-242-2400
Taxpayer Information/Return To: Heartland Co-op, 13733 University Ave., Clive, IA 50325

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, B B and P Feed and Grain, Inc., an Iowa corporation (a/k/a BB & P Feed & Grain, Inc.; B. B. and P. Feed and Grain, Inc.; B B & P Feed and Grain, Inc.) ("Grantor"), does hereby convey to Heartland Co-op, an Iowa cooperative association ("Grantee"), the following described real estate in Madison County, Iowa (the "Real Estate"):

A parcel of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the Southeast corner of said Section Twenty-five (25), thence North 304.95 feet along the east section line to the Point of Beginning; thence West 500 feet; thence North 486.5 feet; thence East 500 feet to the East section line; thence South 486.5 feet to the Point of Beginning, EXCEPT public road right-of-way, AND EXCEPT Parcel "E" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25), containing 1.49 acres, as shown in Amended Plat of Survey filed in Book 2010, Page 781 on April 8, 2010, and corrected by Affidavit filed in Book 2010, Page 801, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "T" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25), containing 0.30 acres, as shown in Plat of Survey filed in Book 2024, Page 2338 on September 26, 2024 in the Office of the Recorder of Madison County, Iowa, AND EXCEPT all that part of Casper First Addition to the City of Winterset, Madison County, Iowa located therein, AND EXCEPT Parcel "S" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25), containing 2.848 acres, as shown in Plat of Survey filed in Book 2023, Page 1300 on June 8, 2023 in the Office of the Recorder of Madison County, Iowa; AND Parcel "E" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25), containing 1.49 acres, as shown in Amended Plat of Survey filed in Book 2010, Page 781 on April 8, 2010, and corrected by Affidavit filed in Book 2010, Page 801, in the Office of the Recorder of Madison County, Iowa; AND a tract of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25), containing 3.6542 acres, as shown in Plat of Survey filed in Farm Plat Record 1, Page 194 on April 19, 1984, in the Office of the Recorder of Madison County, Iowa, EXCEPT all that part all that part of the public highway located therein; AND a tract of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25), containing 14,060 square feet, as shown in Plat of Survey filed in Farm Plat Record 1, Page 194 on April 19, 1984 in the Office of the Recorder of Madison County, Iowa; AND a parcel of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25), and

more particularly described as follows, to-wit: Commencing at the Southeast corner of said Section Twenty-five (25), thence North 791.45 feet along the section line, thence West 500 feet to the point of beginning, thence North 404.60 feet, thence North 81°13' East 151.78 feet, thence South 237.76 feet, thence West 74 feet, thence South 190 feet, thence West 76 feet to the point of beginning.

Subject to zoning and other ordinances and any easements, covenants, declaration and restrictions of record.

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. 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.

[Signature Page Follows]

Dated: November 26, 2024

GRANTOR:

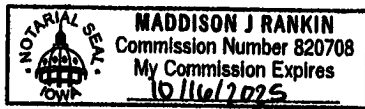
B B and P Feed and Grain, Inc.
(a/k/a BB & P Feed & Grain, Inc.; B. B. and P.
Feed and Grain, Inc.; B B & P Feed and Grain,
Inc.)

By: Michelle Barker
Name: Michelle Barker
Its: Authorized Representative

STATE OF IOWA)
) SS:
COUNTY OF Dallas)

This record was acknowledged before me on November 26, 2024 by Michelle Barker, as the Authorized Representative of B B and P Feed and Grain, Inc, an Iowa corporation (a/k/a BB & P Feed & Grain, Inc.; B . B. and P. Feed and Grain, Inc.; B B & P Feed and Grain, Inc.).

Madison J Rankin
NOTARY PUBLIC IN AND FOR SAID STATE



By: Lawrence Molln
Name: Lawrence Molln
Its: Authorized Representative

STATE OF IOWA)
) SS:
COUNTY OF Madison)

This record was acknowledged before me on November 27, 2024 by Lawrence Molln, as the Authorized Representative of B B and P Feed and Grain, Inc, an Iowa corporation (a/k/a BB & P Feed & Grain, Inc.; B . B. and P. Feed and Grain, Inc.; B B & P Feed and Grain, Inc.).

Staci L Shortt
NOTARY PUBLIC IN AND FOR SAID STATE

