

BK: 2025 PG: 1240
Recorded: 5/22/2025 at 8:43:39.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$46.07
Combined Fee: \$68.07
Revenue Tax: \$2,287.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by: LOCHER PAVELKA DOSTAL BRADY & HAMMES, LLC, Douglas W. Krenzer, #AT0004324, 421 West Broadway, Suite 401, Council Bluffs, IA 51503; Phone (402) 898-7000; Fax (402) 898-7130.
Return to/taxpayer: Flinn Farms, LLC, 3711 SE 50th Street, Cumming, IA 50061

COURT OFFICER'S DEED

RICHARD C. JUNGMAN and JOHN A. JUNGMAN, III, Co-Executors for the Estate of FAYE L. JUNGMAN, Deceased, pursuant to their appointment as Co-Executors in the Iowa District Court for Madison County, Iowa, Case No. 05611 ESPR013552 (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys to **FLINN FARMS, LLC**, an Iowa limited liability company, as Grantee, the real estate situated in the County of Madison, State of Iowa, legally described as follows, to-wit:

The Southeast Quarter (¼) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; **EXCEPT** a tract of land located therein, and more particularly described as follows, to-wit: Commencing at the Northeast corner of said Southeast Quarter (¼), running thence South 0°11' East along the East line of said Section Thirty-one (31) 1,852.0 feet, thence South 89°59' West 1,202.6 feet, thence North 0°11' West 1,852.4 feet to the North line of said Southeast Quarter (¼), thence North 90°00' East 1,202.6 feet to the point of beginning; **AND EXCEPT** a tract of land located therein, and more particularly described as follows, to-wit: Commencing at the Northeast corner of the Southeast Quarter (¼) of said Section Thirty-one (31), thence North 90°00' West 1,202.6 feet along the North line of said Southeast Quarter (¼) to the point of beginning, thence South 0°11' East 1,852.4 feet, thence South 89°59' West 467.8 feet, thence North 0°21' East 1,852.5 feet to the North line of the Southeast Quarter (¼) of said Section Thirty-one (31), thence North 90°00' East 450 feet to the point of beginning.

subject to easements, reservations, covenants and restrictions 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.

Grantor covenants with Grantee that Grantor has legal power and lawful authority to convey the same.

IN WITNESS WHEREOF, Grantor has hereunto set their hand this 28 day of April, 2025.

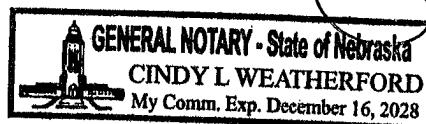
Estate of Faye L. Jungman, Grantor,

By: [Signature]
Richard C. Jungman, Co-Executor of the
Estate of Faye L. Jungman, Deceased

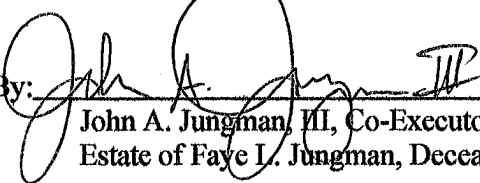
STATE OF NEBRASKA)
)ss.
COUNTY OF SARASOTA)

On this 25 day of April, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard C. Jungman, to me personally known, who, being by me duly sworn, did state that he is the Co-Executor of the Estate of Faye L. Jungman, Deceased; that said instrument was signed on behalf of said Estate; and that Richard C. Jungman acknowledges the execution of said instrument to be the voluntary act and deed of said Estate, by it and by his voluntarily executed.

[Signature]
Notary Public

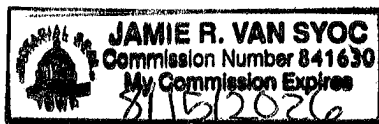



Estate of Faye L. Jungman, Grantor,

By:  _____
John A. Jungman, III, Co-Executor of the
Estate of Faye L. Jungman, Deceased

STATE OF Iowa)
)ss.
COUNTY OF Dallas)

On this 28 day of April, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John A. Jungman, III, to me personally known, who, being by me duly sworn, did state that he is the Co-Executor of the Estate of Faye L. Jungman, Deceased; that said instrument was signed on behalf of said Estate; and that John A. Jungman, III acknowledges the execution of said instrument to be the voluntary act and deed of said Estate, by it and by his voluntarily executed.



 _____
Notary Public