



Document 2026 1311

Book 2026 Page 1311 Type 03 002 Pages 4
Date 5/11/2026 Time 11:50:46AM
Rec Amt \$22.00 Aud Amt \$10.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

**QUIT CLAIM DEED
Recorder's Cover Sheet**

Preparer Information: Robert M. Nelson, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel:
515-462-3731

Taxpayer Information: Young's North River Farms, LLC, 1484 Hogback Bridge Road,
Earlham, IA 50072

Return Document To: Robert M. Nelson, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Carmen R. Strain, Tim Strain, Kimberly J. Bown, Dave Bown and Stacie G. Young

Grantees: Young's North River Farms, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Carmen R. Strain, Tim Strain, Kimberly J. Bown, Dave Bown and Stacie G. Young, do hereby Quit Claim to Young's North River Farms, LLC, a limited liability company organized and existing under the laws of Iowa all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

All that part of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying and being West of North River; AND the South Half (1/2) of the Northwest Fractional Quarter (1/4) of said Section Eighteen (18); EXCEPT all that part of Parcel "C" located therein, as shown in Plat of Survey filed in Book 2011, Page 2234, on August 22, 2011 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "B", being a part of Parcel "A", located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Eighteen (18), containing 4.163 acres, as shown in Plat of Survey filed in Book 3, Page 381, on January 26, 1999 in the Office of the Recorder of Madison County, Iowa.

AND

The North Fractional Half (1/2) of the Northwest Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; EXCEPT all that part of Parcel "D" located in the Fractional Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M. Madison County, Iowa, containing 3.05 acres, as shown in Plat of Survey filed in Book 2025, Page 2938 on October 31, 2025, in the Office of the Recorder of Madison County, Iowa; AND all that part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Eighteen (18), lying South and West of North River; AND all that part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying South of North River.

AND

The Southeast Quarter (1/4) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4), of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "A" located therein, containing 22.518 acres, as shown in Plat of Survey filed in Book 2, Page 746, on January 13, 1997 in the

Office of the Recorder of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

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: May 8, 2026.

Carmen R. Strain
Carmen R. Strain, Grantor

Tim Strain
Tim Strain, Grantor

Kimberly J. Bown
Kimberly J. Bown, Grantor

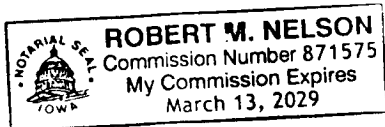
Dave Bown
Dave Bown, Grantor

Stacie G. Young
Stacie G. Young, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4/29/2026 by
Carmen R. Strain.

Robert M. Nelson
Signature of Notary Public



STATE OF IOWA, COUNTY OF MADISON

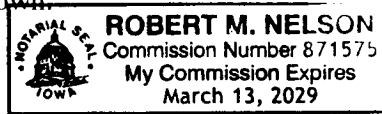
This record was acknowledged before me on May 8, 2026 by
Tim Strain.



Kim Leonard
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

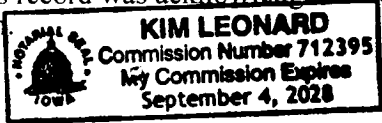
This record was acknowledged before me on 4/29/2026 by
Kimberly J. Bown.



Robert M. Nelson
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

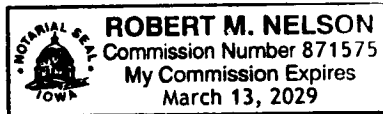
This record was acknowledged before me on May 8, 2026 by
Dave Bown.



Kim Leonard
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4/29/2026 by
Stacie G. Young.



Robert M. Nelson
Signature of Notary Public