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Herty RE Services
P.O. Box 1105
Cedar Falls IA 50613



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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



TRUSTEE WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Sunny Hill Farms LLC, 2046 200th Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)
Sunny Hill Farms LLC, 2046 200th Avenue, Manchester, IA 52057

Grantors:
Richard D. Bockenstedt

Grantees:
Sunny Hill Farms LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of \$272,500.00 Dollar(s) and
other valuable consideration, Richard D. Bockenstedt
(Trustee) (Co-Trustees)
of the Richard D. Bockenstedt Revocable Trust Dated October 19, 2016, As It May Be Amended From Time To Time
does hereby convey to Sunny Hill Farms, LLC

the following described
real estate in Delaware County, Iowa: The Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter
(NE $\frac{1}{4}$), and the North eight and one-half (8 $\frac{1}{2}$) acres of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast
Quarter (SE $\frac{1}{4}$), except the South thirty three (33) rods of the East two and fourteen-thirty thirds (2
14/33) rods thereof, in Section Eighteen (18), Township Ninety (90) North, Range Four (4), West of
the Fifth P.M., except Parcel "B" Sec. 18, T90N, R4W of the 5th P.M., Delaware County, Iowa,
according to plat recorded in Book 2001, Page 222; also Lot Four (4) of Bockenstedt Subdivision; in
the Northeast Quarter of the Northeast Quarter Section 18, Township 90 North, Range 4 West of the
5th P.M., Delaware County, Iowa, according to plat recorded in Book 2017, Page 3082.

The grantor hereby covenants with grantees, 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 grantor further warrants to the grantees all of the following: That the trust pursuant to
which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the
person creating the trust was under no disability or infirmity at the time the trust was created; that the
transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or
legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the
singular or plural number, according to the context.

Dated August 13, 2018.

Richard D Bockenstedt

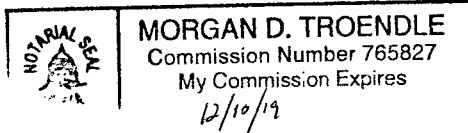
Richard D. Bockenstedt
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 1st 2018, by Richard D. Bockenstedt as Trustee of the Richard D. Bockenstedt Revocable Trust.
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.



Morgan D. Troendle
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____.
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.

Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____,
_____,
as _____,
of _____.
As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____,
_____,
as _____,
of _____.
As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public