

Recorded: 6/25/2021 at 2:59:22.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,087.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2308

Return To: Eric Thomas Wessels, 2193 332nd Ave, Dyersville, IA 52040

Taxpayer: Eric Thomas Wessels, 2193 332nd Ave, Dyersville, IA 52040

Preparer: Brian J. Kane, 2100 Asbury Rd, Ste 2, Dubuque, IA 52001, Phone: (563) 582-7980



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, WESSELS FARMS, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to ERIC THOMAS WESSELS the following described real estate in Delaware County, Iowa:

The East nine and thirty five hundredths (9.35) acres of the Southeast Quarter (SE1/4) Section Thirty Four (34) and the West one-half (W1/2) of the Southwest Quarter (SW1/4) of Section Thirty Five (35), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 80 L.D., Page 150 and by Warranty Deed recorded in Book 83 L.D., Page 273.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it 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 acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: June 25, 2021.

Wessels Farms, LLC, an Iowa limited liability company

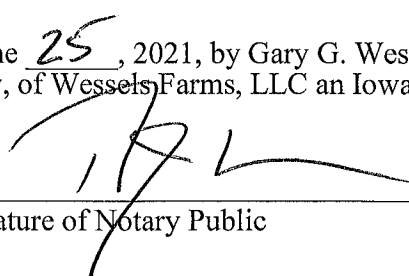
By Gary G. Wessels
Gary G. Wessels, President

By Lori A. Wessels
Lori A. Wessels, Secretary

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 25, 2021, by Gary G. Wessels and Lori A. Wessels, as President and Secretary respectively, of Wessels Farms, LLC an Iowa limited liability company.





Signature of Notary Public