

Recorded: 9/10/2021 at 11:10:09.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$28.27  
Combined Fee: \$40.27  
Revenue Tax: \$1,343.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2021 PG: 3259

Prepared by and after recording return to:

Matthew J. Hektoen  
Simmons Perrine Moyer Bergman PLC

115 3<sup>rd</sup> St. SE, Ste. 1200  
Cedar Rapids, Iowa 52401

(319) 366-7641

Address tax statement and after recording return to: Donald John Pottebaum, 1773 265<sup>th</sup> Avenue, Earlville, Iowa 52041

## WARRANTY DEED

In consideration of one dollar and other valuable consideration, CJH Farms, LLC, an Iowa limited liability company, does hereby transfer and convey to Donald John Pottebaum all of its right, title and interest in real estate located in Delaware County, Iowa, legally described as follows:

The West one-half (W1/2) of the following described real estate: The Southeast Quarter (SE1/4) of Section Three (3), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., except four and thirty two one-hundredths (4.32) acres off the East side of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), and except three and seventy seven one-hundredths (3.77) acres off the East side of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4), according to plat recorded in Book A Plats, Page 96.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

The Grantor does hereby covenant with Grantees, and successors in interest, that it has lawful authority to transfer and convey the real estate; that Grantor holds title to the real estate in fee simple; and that the real estate is free and clear of all liens and encumbrances, except as may be stated above. Grantor does further hereby covenant with Grantees, and successors in interest, to warrant title and defend the real estate against the lawful claims of all persons or entities except as may be stated above. Grantor, CJH Farms, LLC, hereby represents that Grantor is manager-managed and that the sole manager has executed this deed, that this conveyance is being made in the ordinary course of business, and that the manager, Curtis Honkomp, has the authority to execute this deed on behalf of Grantor.

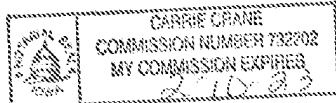
CJH FARMS, LLC

Dated: September 1, 2021

By: Curtis Honkomp  
Curtis Honkomp, Manager

STATE OF IOWA, COUNTY OF Delaware SS:

This instrument was acknowledged before me on this 1 day of September, 2021 by Curtis Honkomp, as Manager of CJH FARMS, LLC.



Carrie Crane  
Notary Public in and for said State  
My Commission Expires: 2-10-23