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Date 12/28/2021 Time 8:14:13AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$2,448.00

Rev Stamp# 580 DOV# 584

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

WJ Preparer Information:

Abby S. Wessel, 115 Broad Street, PO Box 193, Reinbeck, IA 50669, Phone: 3193456438

Taxpayer Information:

CJB Farm Holdings, LLC, 280 50th Avenue SW, Cedar Rapids, IA 52404

Return Document To:

Abby S. Wessel, 115 Broad Street, PO Box 193, Reinbeck, IA 50669

Grantors:

Connie Meisgeier as Successor Trustee of the
William J. Britt Revocable Trust
u/t/a dated the 12th day of February, 2016

Grantees:

CJB Farm Holdings, LLC

Legal Description: See Page 2,

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Connie Meisgeier, Successor Trustee of the William J. Britt Revocable Trust u/t/a dated the 12th day of February, 2016, does hereby Convey to CJB Farm Holdings, LLC, a Limited Liability Company existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The Northeast Quarter (NE 1/4) of Section Twenty One (21), Township Eighty Nine (89) North, Range Four (4), West of the 5th P.M., except Parcel A Part of The Southeast Quarter (SE 1/4) Of The Northeast Quarter (NE 1/4) And Part Of The Southwest Quarter (SW 1/4) Of the Northeast Quarter (NE 1/4) All In Section Twenty One (21), Township Eighty Nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to Plat recorded in Book 2006, Page 1073.

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: December 21st, 2021.

William J. Britt Revocable Trust u/t/a dated the
12th day of February, 2016

By Connie Meisgeier Trustee
Connie Meisgeier, as Successor Trustee

STATE OF IOWA, COUNTY OF GRUNDY

This record was acknowledged before me on this 21st day of December, 2021, by
Connie Meisgeier, as Successor Trustee of the above-entitled trust.

Sasha Nagle
Notary Public – State of Iowa

