

Recorded: 2/24/2022 at 4:00:49.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$2,458.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 627

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Thunder Ridge Cattle Company, LLC, 2931 Thunder Road, Hopkinton, IA 52237

Return Document To: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040

Grantors: CJB Farm Holdings, LLC

Grantees: Thunder Ridge Cattle Company, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, CJB Farm Holdings, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Thunder Ridge Cattle Company, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The Northeast Quarter (NE1/4) 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 (SE1/4) Of The Northeast Quarter (NE1/4) And Part Of The Southwest Quarter (SW1/4) Of The Northeast Quarter (NE1/4) 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 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: 24th day of February, 2022.

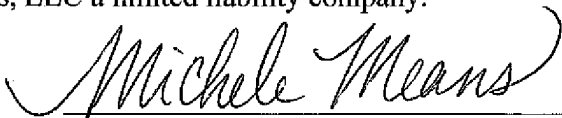
CJB Farm Holdings, LLC, an Iowa limited liability company

By 
Craig Breitbach, Manager

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on this 24th day of February, 2022, by Craig Breitbach, as Manager, of CJB Farm Holdings, LLC a limited liability company.




Signature of Notary Public