

Recorded: 3/1/2022 at 4:11:58.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$999.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 683

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: CJB Farm Holding, LLC, 280 50th Ave. SW, Cedar Rapids, IA 52404

Return Document To: CJB Farm Holding, LLC, 280 50th Ave. SW, Cedar Rapids, IA 52404

Grantors: Douglas K. Huber and Christine M. Huber

Grantees: CJB Farm Holdings, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Six Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Douglas K. Huber and Christine M. Huber, husband and wife, do hereby Convey to CJB Farm Holdings, LLC, an Iowa organized and existing under the laws of Iowa, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M.; also Lot One (1) of Huber Subdivision, Part of the Northeast Quarter, Part of the Southeast Quarter of the Northwest Quarter, Part of the Northeast Quarter of the Northwest Quarter, Part of the Southwest Quarter of the Northwest Quarter Section 26, Township 88 North, Range 4 West of the 5th P.M. Delaware County, Iowa, according to plat recorded in Book 2017, Page 2769

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

Dated: March 1, 2022

Douglas K. Huber

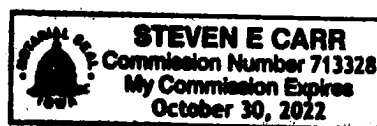
Douglas K. Huber, Grantor

Christine M. Huber

Christine M. Huber, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 1, 2022 by
Douglas K. Huber and Christine M. Huber, husband and wife.



SE C

Signature of Notary Public