

Recorded: 5/9/2022 at 2:57:40.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$159.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1479

Prepared by: Matthew G. Barnd
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

(319) 363-0101

Return to and Address tax statement: Luke J. Ogden and Tracey M. Ogden, 600 E Prospect St, Manchester, Iowa 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, INNOVATIVE AG SERVICES CO., an Illinois agricultural cooperative, ("Grantor") does hereby convey to LUKE J. OGDEN and TRACEY M. OGDEN, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, ("Grantee") the following described real estate in Delaware County, Iowa:

LOT TWO (2) OF INNOVATIVE AG. SERVICES ADDITION A DIVISION OF LOT 2 OF SWISS VALLEY FARMS SUBDIVISION OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) IN SECTION TWENTY (20), TOWNSHIP EIGHTY NINE NORTH (T89N) RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 2007, PAGE 3372, AMENDED AND SUPERSEDED BY PLAT RECORDED IN BOOK 2007, PAGE 3991.

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.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the above-described real estate by title in fee simple; that Grantor has good and lawful authority to sell and convey said real estate; that said real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend said 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, and as masculine or feminine gender, according to the context.

Dated: May 5, 2022

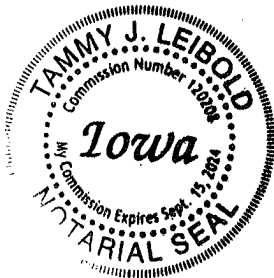
INNOVATIVE AG SERVICES CO.

Brian Kramer

By: Brian Kramer, Vice President

STATE OF Iowa)
COUNTY OF Jones) ss

This instrument was acknowledged before me on the 5 day of May 2022, by Brian Kramer, as Vice President of INNOVATIVE AG SERVICES CO.



Tammy J. Leibold
Notary Public in and for said State

(print name) Tammy J. Leibold