

Recorded: 5/13/2022 at 1:40:38.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$2,559.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 1534

**Prepared by/return to:** Matt McQuillen, P.O. Box 228, Anamosa, IA 52205 - 319-462-3577  
**Taxpayer Information:** Kramer Farmland, LLC, 7505 Blairs Ferry Rd., Cedar Rapids, IA 52411



### TRUSTEE WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Gary P. Gates, Trustee of Shirley A. Gates Revocable Trust dated September 26, 2019, does hereby Convey to Kramer Farmland, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

**The Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and the West one-half (W $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and all that part of the East one-half (E $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) lying East of the Wild Cat and Table Rock Road as laid out and traveled, all in Section Twenty Five (25), Township Eighty Seven (87) North, Range Four (4) West of the Fifth P. M., except Parcel 2019-21 Part of the NE $\frac{1}{4}$  - NW $\frac{1}{4}$  and Part of the NW $\frac{1}{4}$  - NW $\frac{1}{4}$  Section 25, T87N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2019 Page 1460.**

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.

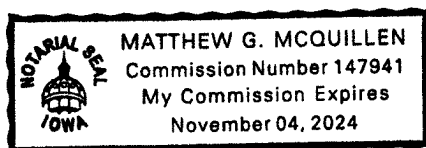
Dated: May 10, 2022.

Shirley A. Gates Revocable Trust dated  
September 26, 2019

By [Signature]  
Gary P. Gates, as Trustee

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on May 10, 2022, by Gary P. Gates,  
Trustee of the above-entitled trust.



[Signature]  
Signature of Notary Public