

Recorded: 7/29/2022 at 1:26:17.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,812.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2277

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 Southwest Quarter (SW $\frac{1}{4}$), and the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest fractional Quarter (SWfr $\frac{1}{4}$), except the South ten (10) acres thereof, and the South thirty eight (38) rods of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), all in Section Nineteen (19), Township Eighty Seven (87) North, Range Three (3), West of the Fifth Principal Meridian, except Parcel D - Part of the South 38 Rods of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, T87N, R3W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 73, also except Parcel E - Part of the South 38 Rods of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, all of Section 19, T87N, R3W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 73, and also except Parcel F Part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), Section Nineteen (19), Township Eighty-Seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian Delaware County, Iowa, according to amended Plat recorded in Book 8 Plats, Page 5; also Parcel 2022-95 Part of the Northwest Fractional Quarter (NW Frl. $\frac{1}{4}$) of the Northwest Fractional Quarter (NW Frl. $\frac{1}{4}$) and the Southwest Fractional Quarter (SW Frl. $\frac{1}{4}$) of the Northwest Fractional Quarter (NW Frl. $\frac{1}{4}$) of Section Nineteen (19), Township Eighty-Seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2022, Page 2132.

AND

The South ten (10) acres of the Northwest fractional Quarter (NWfr $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Nineteen (19), Township Eighty Seven (87) North, Range Three

(3), West of the Fifth P.M.

AND

The Southwest fractional Quarter (SWfr¹/₄) of the Southwest Quarter (SW¹/₄) of Section Nineteen (19), Township Eighty Seven (87) North, Range Three (3), West of the Fifth P.M., except the cemetery and also except that part described as beginning at the Southwest corner of said Section Nineteen (19), thence South 89° 55' East on the South line of said Section eight hundred thirty eight and five-tenths (838.5) feet, thence North 74° 26½' West eight hundred seventy one and nine-tenths (871.9) feet, thence South 0° 22' East on the West line of said Section two hundred thirty two and seven-tenths (232.7) feet to the point of beginning.

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.

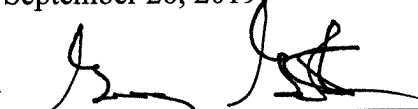
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the 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: July 29, 2022.

Shirley A. Gates Revocable Trust
dated September 26, 2019

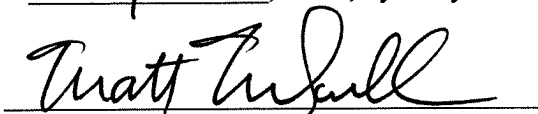
By



Gary P. Gates, as Trustee

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on July 29, 2022, by Gary P. Gates, Trustee of the above-entitled trust.


Signature of Notary Public