

Recorded: 10/6/2022 at 1:31:35.0 PM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.41  
Combined Fee: \$25.41  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 3024

Prepared by: Travis M. Cavanaugh, Simmons Perrine Moyer Bergman PLC  
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

**SPACE ABOVE THIS LINE FOR RECORDER**

Address Tax Statements: Glynn Family Farms, LLC: 2948 State Hwy 13, Ryan, IA 52330

### **SPECIAL WARRANTY DEED**

For the consideration of one dollar and other valuable consideration, **RICHARD E. GLYNN** and **JANET GLYNN**, husband and wife, do hereby convey to **RICHARD E. GLYNN** and **JANET R. GLYNN**, husband and wife, as tenants in common, the following described real estate in Delaware County, Iowa:

**See Exhibit "A" attached hereto and incorporated herein by reference (page 2),**

together with and subject to easements, covenants, conditions and restrictions of record.

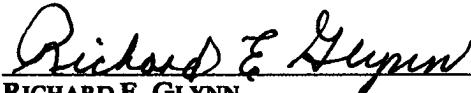
Grantors do hereby covenant with grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

This deed represents a transfer of real estate for without actual consideration between a husband and wife and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(11), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement

This deed was prepared at the request of the grantors, without the benefit of a title search and information concerning these properties was furnished by grantors. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or status of the legal title to the property.

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: October 5, 2022

  
RICHARD E. GLYNN


  
JANET GLYNN

STATE OF IOWA, COUNTY OF LINN ss:

This instrument was acknowledged before me on the 5th day of October, 2022, by **RICHARD E. GLYNN** and **JANET GLYNN**, husband and wife.



TRAVIS CAVANAUGH  
COMMISSION NUMBER 774792  
MY COMMISSION EXPIRES  
September 14, 2024

  
Notary Public in and for said State  
My Commission Expires: September 14, 2024

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Northwest Quarter of the Northeast Quarter and the North one-half of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter and the North one-half of the Northeast Quarter of the Southeast Quarter of Section Twelve (12), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M., Delaware County, Iowa, EXCEPT that part described as commencing at the East Quarter corner of said Section Twelve (12), thence North two hundred eighty two and two-tenths (282.2) feet along the East line of said Section Twelve (12), thence West two hundred seventy eight (278) feet, thence South seven hundred thirty-six and two tenths (736.2) feet, thence East two hundred seventy eight (278) feet to the East line of said Section Twelve (12), thence North four hundred fifty four (454) feet to the point of beginning, AND ALSO EXCEPT that part condemned by the State of Iowa by Condemnation Proceedings recorded in Book P Misc., Page 85; and the Northeast Quarter of the Northeast Quarter of Section Twelve (12), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M., Iowa County, Iowa, EXCEPT that part condemned by the State of Iowa by Condemnation Proceedings recorded in Book P Misc., Page 85 of the records of the Delaware County, Iowa, Recorder;

AND

Parcel "B" in part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 7, Township 87 North, Range 5 West of the 5<sup>th</sup> P.M., Delaware County, Iowa, as described in the Plat of Survey recorded on August 6, 2012 in Book 2012 at Page 2547 of the records of the Delaware County, Iowa, Recorder;

AND

The NW Frl.  $\frac{1}{4}$  of Section 7, Township 87 North, Range 5 West of the 5<sup>th</sup> P.M., Delaware County, Iowa, except that part condemned by the State of Iowa by Condemnation Proceedings recorded in Book P Misc., Page 85 of the records of the Delaware County, Iowa, Recorder, subject to highways.