

Recorded: 10/25/2022 at 9:57:53.0 AM
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: 3187

Prepared by: Kyle W. Wilcox, 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
Address Tax Statement: Wendling CBJ, LLC: 2442 2nd Street SW, Cedar Rapids, IA 52404

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, BRIAN J. WENDLING and SARAH WENDLING, husband and wife, JACOB WENDLING, a single person and CHRISTOPHER JOHN WENDLING, a single person, do hereby convey to CBJ, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

That part of the Southeast (SE ¼) of the Northeast Quarter (NE ¼) of Section Thirty-five (35), Township Ninety (90) North, Range Six (6), West of the Fifth Principal Meridian, described as commencing at the Northwest corner thereof, and running thence East eighty (80) rods, thence South eighty (80) rods, thence Northwesterly to the place of beginning, excepting therefrom, Parcel D (Parcel "D" in the SE ¼ of the NE ¼ of Section 35-90-6, according to plat recorded in Book 2001, Page 2743, Delaware County, Iowa Recorder, and also excepting therefrom Parcel 2016-73 in part of the SE ¼ of the NE ¼ of said Section 35, according to plat recorded in Book 2016 at Page 3080 of the records of the Delaware County, Iowa, Recorder,

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

Grantors do hereby covenant with grantee 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 no actual consideration between a family limited liability company and its members in connection with the organization of the limited liability company and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(15).

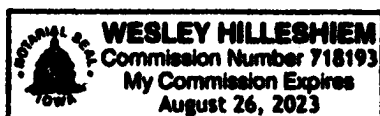
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 10/24, 2022

Brian J. Wendling
BRIAN J. WENDLING
Sarah Wendling
SARAH WENDLING

STATE OF IOWA, COUNTY OF LENN, ss:

This instrument was acknowledged before me on the 24 day of OCTOBER, 2022, by BRIAN J. WENDLING and SARAH WENDLING, husband and wife.



Wesley Hilleshiem
Notary Public in and for said State
My Commission Expires: 08/26/23

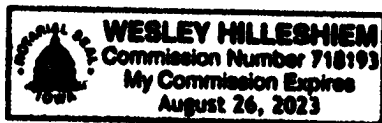
Dated: OCTOBER 21 2022

Jacob Wendling
JACOB WENDLING

STATE OF IOWA, COUNTY OF LENN, ss:

This instrument was acknowledged before me on the 21 day of OCTOBER, 2022, by JACOB WENDLING, a single person.

W. Hilleshiem
Notary Public in and for said State
My Commission Expires: 8/24/23



Dated: OCTOBER 21, 2022

Christopher John Wendling
CHRISTOPHER JOHN WENDLING

STATE OF IOWA, COUNTY OF LENN, ss:
This instrument was acknowledged before me on the 21 day of OCTOBER, 2022, by
CHRISTOPHER JOHN WENDLING, a single person.

L. H. L.
Notary Public in and for said State
My Commission Expires: 01/24/22

