

Recorded: 12/6/2022 at 2:51:31.0 PM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.60
Combined Fee: \$35.60
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3582

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Benjamin M. Lange
Swisher & Cohrt, PLC
222 1st Street East
Independence, Iowa 50644
Phone: (319) 334-4488

Taxpayer Information: (name and complete address)

J & J Allen Farm, LLC
8221 Autumn Acres Dr.
Rockford, MI 49341

Return Document To: (name and complete address)

Same as Taxpayer

Grantors:

Jean Marie Possehl and Julie Elizabeth Becker, as Trustees of the Allen Irrevocable Trust

Grantees:

J & J Allen Farm, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of One Dollar(s) and other valuable consideration, Jean Marie Possehl and Julie Elizabeth Becker, as Trustees of the Allen Irrevocable Trust, does hereby convey to J & J Allen Farm, LLC the following described real estate in Delaware County, Iowa:

SEE ATTACHED EXHIBIT A.

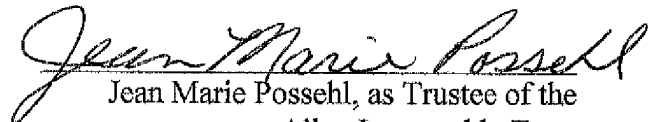
This deed is exempt according to Iowa Code 428A.2(21).

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 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.

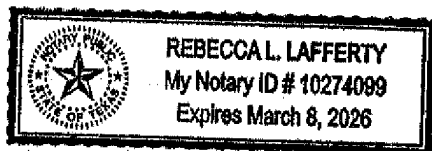
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: November 29, 2022.


Jean Marie Possehl, as Trustee of the
Allen Irrevocable Trust

STATE OF TEXAS, COUNTY OF Collin, ss:

This record was acknowledged before me on the 29 day of November, 2022, by Jean Marie Possehl, as Trustees of the Allen Irrevocable Trust.




Signature of Notary Public

Julie Elizabeth Becker
Julie Elizabeth Becker, as Trustee of the
Allen Irrevocable Trust

STATE OF MICHIGAN, COUNTY OF Kent, ss:

This record was acknowledged before me on the 2 day of ^{December}~~November~~, 2022, by Julie Elizabeth Becker, as Trustees of the Allen Irrevocable Trust.

[Signature]
Signature of Notary Public

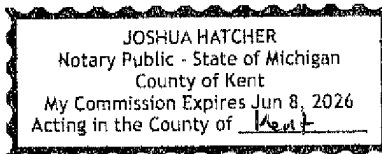


EXHIBIT A

ALL RIGHT TITLE AND INTEREST TO THE FOLLOWING DESCRIBED REAL ESTATE IN DELAWARE COUNTY, IOWA, TO WIT:

ALL THAT PART OF THE NORTH ONE-HALF (N ½) OF THE SOUTHWEST FRACTIONAL QUARTER (SW FR ¼) OF SECTION NINETEEN (19), TOWNSHIP NINETY (90) NORTH, RANGE SIX (6), WEST OF THE FIFTH P.M. LYING NORTH OF THE RAILROAD RIGHT-OF-WAY IN DELAWARE COUNTY, IOWA.

AND

A STRIP OF LAND 100 FEET IN WIDTH EXTENDING OVER AND ACROSS THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 90 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SAID STRIP OF LAND BEING 50 FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE OF THE MAIN TRACK (NOW REMOVED) OF THE MINNESOTA AND NORTH WESTERN RAIL ROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED OVER AND ACROSS SAID SECTION 19.

ALSO:

TWO STRIPS OF LAND, EACH 25 FEET IN WIDTH, LYING ON EACH SIDE OF AND ADJOINING SAID ABOVE DESCRIBED 100 FOOT-WIDE STRIP OF LAND, AND LYING BETWEEN LINES DRAWN AT RIGHT ANGLES TO SAID ORIGINAL MAIN TRACK CENTER LINE AT POINTS THEREON DISTANT 600 FEET AND 1,600 FEET, RESPECTIVELY, EASTERLY, FROM THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID SECTION 19.

ALSO:

A STRIP OF LAND 50 FEET IN WIDTH LYING NORTHERLY OF AND ADJOINING SAID ABOVE DESCRIBED 100 FOOT-WIDE STRIP OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, AND LYING EASTERLY OF A LINE DRAWN AT RIGHT ANGLES TO SAID ORIGINAL MAIN TRACK CENTER LINE AT A POINT THEREON DISTANT 467.8 FEET WESTERLY FROM THE INTERSECTION THEREOF WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19.

AND

ALL THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER (SWFR ¼) LYING SOUTH OF THE CHICAGO GREAT WESTERN RAILROAD RIGHT OF WAY, OF SECTION NINETEEN (19), IN TOWNSHIP NINETY (90) NORTH, RANGE SIX (6), WEST OF THE FIFTH PRINCIPAL MERIDIAN, CONTAINING 118 ACRES, MORE OR LESS, ACCORDING TO GOVERNMENT SURVEY, SUBJECT TO EASEMENT FOR ELECTRIC TRANSMISSION LINE TO CENTRAL STATES POWER AND LIGHT CORPORATION, RECORDED IN BOOK F, PAGE 287 OF MISCELLANEOUS RECORDS OF DELAWARE COUNTY, IOWA, WHICH HAS BEEN ASSIGNED TO INTERSTATE POWER COMPANY.

(EXCEPT FROM THE ABOVE-DESCRIBED PROPERTY THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE SOUTHWEST CORNER THEREOF, THENCE EAST TO A POINT 38 RODS WEST OF THE SOUTHEAST CORNER THEREOF, THENCE NORTH 18 FEET, THENCE WEST PARALLEL TO THE SOUTH LINE THEREOF TO THE WEST LINE THEREOF, THENCE SOUTH TO THE PLACE OF BEGINNING, IN SECTION NINETEEN (19), TOWNSHIP NINETY (90) NORTH, RANGE SIX (6), WEST OF THE FIFTH PRINCIPAL MERIDIAN).