

Recorded: 4/14/2023 at 2:56:03.0 PM  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 797

**TRUSTEE WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone:  
563-875-9112

**Taxpayer Information:** Lansing RS, LLC, 1585 310th Ave., New Vienna, IA 52065

**Return Document To:** George A. Davis, 225 1st Avenue East, Dyersville, IA 52040

**Grantors:** Steven J. Lansing and Sue A. Wulfekuhle as Co-Trustees of the Lois A. Lansing  
Residuary Trust Under Will dated September 20, 1995

**Grantees:** Lansing RS, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**TRUSTEE WARRANTY DEED**

For the consideration of Ten Dollar(s) and other valuable consideration, Steven J. Lansing and Sue A. Wulfekuhle, Co-Trustees of the Lois A. Lansing Residuary Trust Under Will dated September 20, 1995, do hereby Convey to Lansing RS, LLC, a limited liability company organized and existing under the laws of the State of Iowa, the following described real estate in Delaware County, Iowa:

SEE ATTACHED EXHIBIT "A"

**This deed is exempt according to Iowa Code 428A.2(20).**

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.

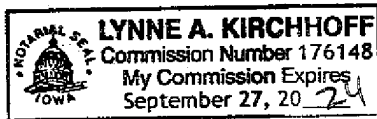
Dated: April 12, 2023

Lois A. Lansing Residuary Trust Under Will  
dated September 20, 1995

By Sue A. Wulfekuhle  
Sue A. Wulfekuhle, as Co-Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on April 12, 2023, by Sue A. Wulfekuhle, a Co-Trustee of the above-entitled trust.



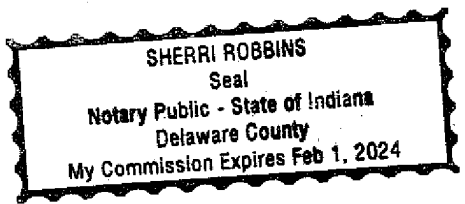
[Signature]  
Signature of Notary Public

Lois A. Lansing Residuary Trust Under Will  
dated September 20, 1995

By *Steven J. Lansing*  
Steven J. Lansing, as Trustee

STATE OF INDIANA, COUNTY OF Delaware

This record was acknowledged before me on April 12, 2023, by Steven J. Lansing, a Co-Trustee of the above-entitled trust.



*Sherril Robbins*  
Signature of Notary Public

EXHIBIT "A"

An undivided one-half interest in the following described property:

The Southwest Quarter (SW $\frac{1}{4}$ ) and all that part of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) lying South of the Public Highway, and one acre of land extending across the North end of the West Half (W $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), all in Section 23, Township 90 North, Range 3, except: commencing at the Southeast Corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 23, Township 90 North, Range 3, thence North 0° 09 1/2' E 797.1 ft. to the Center Line of the Proposed Road at Sta. 1204 + 72.6 thence N 0° 09 1/2' E 7.6 ft. to Center Line of Old Road, thence N 81° 2' W along Center Line of Old Road 28.7 ft. to the Point of Beginning. Thence N 81° 26" West 1256.4 ft. thence S 0° 00 1/2' E 22.5 ft. to Center Line of Proposed Road at Sta. 1191 + 89.7 thence S 0° 00 1/2' E 60.6 ft. thence S 82° 05 1/2' E 1142 ft. Thence S 46° 12 1/2' E 153.6 ft. Thence N 0° 09 1/2' E 159.3 ft. to the Point of Beginning, subject to easements of record