

Recorded: 6/2/2023 at 11:48:50.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$4,799.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 1232

PREPARED BY: Elizabeth L. Souer, Shuttleworth & Ingersoll, P.L.C., P.O. Box 2107, Cedar Rapids, IA 52406-2107, Ph. (319) 365-9461

Return & Address Tax Statement to: Farmers Union Cooperative, 1913 County Road B32, Ossian, Iowa 52161

### WARRANTY DEED

For the consideration of one dollar (\$1.00) and other valuable consideration, **R Simon Investments, LLC**, an Iowa limited liability company, does hereby convey to **Farmers Union Cooperative**, an Iowa cooperative association, the following described real estate in Delaware County, Iowa:

#### See Attached Exhibit A

Grantor does hereby covenant 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. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: May 31, 2023

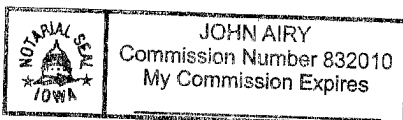
R Simon Investments, LLC

By: [Signature]

RJ Simon, as President

STATE OF Iowa, Delaware COUNTY, ss:

This instrument was acknowledged before me this 31 day of May, 2023, by RJ Simon, as President of R Simon Investments, LLC.



[Signature]  
Notary Public in the State of Iowa

**Exhibit A**

That part of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., Delaware County, described as commencing four hundred eight feet (480.0) feet West of the Northeast corner of said Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼), running thence South two hundred eighty five (285.0) feet, thence West two hundred twenty (220.0) feet, thence North two hundred eighty five (285.0) feet, thence East two hundred twenty (220.0) feet to the point of beginning.

AND

Lot Eight (8) of Bailey Drive Estates, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2005, Page 2453, except Lot Eleven (11) of Bailey Drive Estates 2<sup>nd</sup> Subdivision, a Subdivision of Lot 7 and part of Lot 8 of Bailey Drive Estates, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2019, Page 3471.