

Recorded: 6/2/2023 at 11:48:52.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$3,999.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 1233

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, **Simon's Grain, Inc.**, an Iowa corporation, 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.

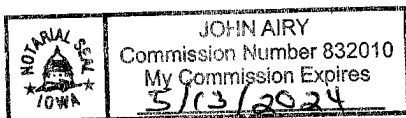
Dated: May 31, 2023

Simon's Grain, Inc.

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 Simon's Grain, Inc..



[Signature]  
Notary Public in the State of Iowa

### Exhibit A

That part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at a point four hundred fifty five (455.0) feet East of the Northwest corner of said Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4), thence South two hundred eighty five (285.0) feet, thence West one hundred (100.0) feet, thence South one hundred twenty (120.0) feet, thence East one hundred (100.0) feet, thence South forty five (45.0) feet, thence East one hundred twenty (120.0) feet, thence North four hundred fifty (450.0) feet, thence West one hundred twenty (120.0) feet to the point of beginning; also that part of Lot Twenty Five (25) of Empire Estates Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 99, described as commencing at the Northerly most Northwest corner of said Lot Twenty Five (25), said point intersecting the mid-line of East Main Street, thence South four hundred fifty (450) feet to the point of beginning, thence South forty (40) feet, thence Westerly to the Northeast corner of Buena Vista Street, thence West seventy five and eighty two hundredths (75.82) feet, thence North two hundred and eleven hundredths (200.11) feet, thence North 89° 59'30" East two hundred twenty three (223) feet, thence South one hundred twenty (120) feet, thence East one hundred (100) feet, thence South forty five (45) feet, thence East one hundred twenty (120) feet to the point of beginning; also Parcel H in Lot 25 of Empire Estates Subdivision, City of Manchester, Delaware County, Ia., according to plat recorded in Book 7 Plats, Page 26; also Lot Nine (9) of Bailey Drive Estates 2nd Subdivision A Subdivision of Lot 7 And Part Of Lot 8 Of Bailey Drive Estates of City Of Manchester, Delaware County, Iowa, according to plat of record in Book 2019, Page 3471.