

Recorded: 7/7/2023 at 3:15:09.0 PM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.50
Combined Fee: \$30.50
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1549

Prepared by Travis J. Schroeder, 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 RECORDER

Address Tax Statements: Schlarmann Acres, LLC: 3364 Rockville Rd., Worthington, IA 52078

TRUSTEE WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **RAYMOND J. SCHLARMANN, JR., AS TRUSTEE OF THE RAYMOND J. SCHLARMANN, JR., TRUST DATED APRIL 27, 1996** and **MARLENE M. SCHLARMANN, AS TRUSTEE OF THE MARLENE M. SCHLARMANN TRUST DATED APRIL 27, 1996**, do hereby convey to **SCHLARMANN ACRES, LLC**, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

The South ½ of the SE ¼ of Section 14, Township 88 North, Range 3, West of the 5th P.M., Delaware County, Iowa, EXCEPT the East 233 feet thereof;

AND

The West ½ of the NE ¼ and the East ½ of the NW ¼ of Section 23, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa, EXCEPT Parcel "A" in said Section 23, per plat recorded in Book 1999 at Page 1327 of the records of the Delaware County, Iowa, Recorder;

AND

The East 720 feet of the SW ¼ of the NW ¼ of Section 17, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa,

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

The grantors hereby covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors have 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 grantors covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.


The grantors further warrant to the grantee all of the following: That the trusts pursuant to which the transfer is made are duly executed and in existence; that to the knowledge of the grantors the persons creating the trust were under no disability or infirmity at the time the trusts were created; that the transfer by the trustees to the grantee is effective and rightful; and that the trustees know of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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).

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 the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: June 19, 2023




RAYMOND J. SCHLARMANN, JR., TRUSTEE OF THE
RAYMOND J. SCHLARMANN, JR., TRUST DATED APRIL
27, 1996



MARLENE M. SCHLARMANN, TRUSTEE OF THE MARLENE
M. SCHLARMANN TRUST DATED APRIL 27, 1996

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me this 19th day of June, 2023, by , RAYMOND J. SCHLARMANN, JR., AS TRUSTEE OF THE RAYMOND J. SCHLARMANN, JR., TRUST DATED APRIL 27, 1996 and MARLENE M. SCHLARMANN, AS TRUSTEE OF THE MARLENE M. SCHLARMANN TRUST DATED APRIL 27, 1996.



Notary Public in and for said State
My Commission Expires: 8-25-2024

