

Recorded: 7/19/2023 at 3:20:14.0 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: 2023 PG: 1687

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: Beitz Family Farm, LLC: 2658 295th Street, Hopkinton, IA 52237

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **CAROL A. BEITZ**, a single person, does hereby convey to **BEITZ FAMILY FARM, LLC**, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 2),

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

Grantor does hereby covenant with grantee and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

This deed represents a transfer of real estate for no actual consideration between a family limited liability company and its member 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).

The following paragraph is incorporated into this deed only if initialed by the undersigned grantor(s) and shall be deemed stricken from this deed if not so initialed:

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.

C.A.B.

This deed was prepared at the request of the grantor, without the benefit of a title search and information concerning these properties was furnished by grantor. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or status of the legal title to the property.

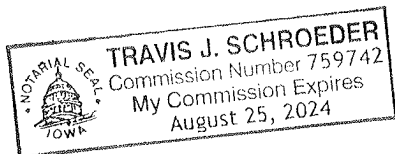
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 13, 2023

Carol A. Beitz
CAROL A. BEITZ

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 13th day of July, 2023, by **CAROL A. BEITZ**, a single person.



[Signature]
Notary Public in and for said State

EXHIBIT "A"
LEGAL DESCRIPTION

AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OF THE FOLLOWING:

That part of the North one-half (N 1/2) of the Southeast Quarter (SE 1/4) and of the North one-half (N 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) lying East of the Thompson Dickinson Mill and Delhi Road as now traveled in Section Ten (10); and the Southwest Quarter (SW 1/4), and the West one-half (W 1/2) of the Southeast Quarter (SE 1/4), and the Northwest Quarter (NW 1/4) except that part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) lying Northwest of the Thompson Dickinson Mill and Delhi Road, and the West one-half (W 1/2) of the Northeast Quarter (NE 1/4), and that part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) that lies South of the Bay Settlement and Hopkinton Road and West of the railroad right-of-way in Section Eleven (11), all in Township Eighty-Seven (87) North, Range Four (4), West of the Fifth Principal Meridian, except railroad right-of-way, EXCEPTING THEREFROM: Parcel 2023-24 in part of the SE 1/4 of the NW 1/4 and part of the NE 1/4 of the SW 1/4 of said Section 11, per Plat of Survey recorded on May 1, 2023 in Book 2023 at Page 936 of the records of the Delaware County, Iowa, Recorder, AND EXCEPT one (1) acre more or less in the NW corner of the SW 1/4 of the NE 1/4 south of the road in said Section 11;

AND

S 1/2 of the SE 1/4 of the SE 1/4 of Section 10; N 1/2 of the NE 1/4; and the E 1/4 of the NE 1/4 of the NW 1/4 of Section 15; and the N 3/4 of the NW 1/4 of NW 1/4 of Section 14, excepting therefrom lands described as commencing at the Southwest corner of the N 3/4 of the NW 1/4 of the NW 1/4 of Section 14, thence North on said Section line 563 feet; thence Easterly at a right angle 1320 feet; thence Southerly at a right angle 563 feet, thence Westerly to the place of beginning 1320 feet, all being in Township 87 North, Range 4, West of the 5th P.M.