

Recorded: 9/20/2023 at 10:15:51.0 AM  
County Recording Fee: \$42.00  
Iowa E-Filing Fee: \$3.78  
Combined Fee: \$45.78  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 2346

Prepared by: Paul P. Morf, 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: JDK Acres, LLC: 337 Durango Drive, Marion, IA 52302

**SPECIAL WARRANTY DEED**

For the consideration of one dollar and other valuable consideration, **KELLY J. MARTIN** and **MATTHEW L. MARTIN**, wife and husband, **JAY M. SMITH** and **NICOLE SMITH**, husband and wife and **DAVID A SMITH** and **SUSANNA SPARKMAN**, husband and wife, do hereby convey to **JDK ACRES, 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 4),**

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

Grantors do 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 them, 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.

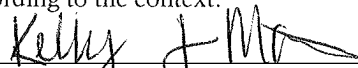

This deed represents a transfer of real estate for no actual consideration between a family limited liability company and its members in connection with the organization of the limited liability company and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(15).

**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.**

This deed was prepared at the request of the grantors, without the benefit of a title search and information concerning these properties was furnished by grantors. 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.

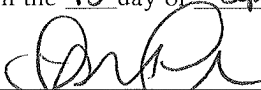
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

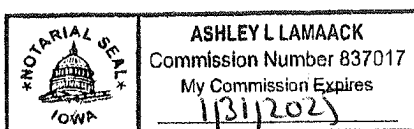
Dated: 9/15, 2023

  
\_\_\_\_\_  
KELLY J. MARTIN  
  
\_\_\_\_\_  
MATTHEW L. MARTIN

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 15<sup>TH</sup> day of September, 2023, by **KELLY J. MARTIN** and **MATTHEW L. MARTIN**, wife and husband.

  
\_\_\_\_\_  
Notary Public in and for said State  
My Commission Expires: 1/31/2025



Dated: 15<sup>th</sup> of Sept, 2023

My Commission Expires: 01/27/2027

Jay Smith  
JAY M. SMITH

Nicole Smith  
NICOLE SMITH

STATE OF OHIO, COUNTY OF Delaware, ss: 752 N State St Westerville, OH 43082

This instrument was acknowledged before me on the 15<sup>th</sup> day of September, 2023, by JAY M. SMITH and NICOLE SMITH, husband and wife.

Shane Matthew Hamilton  
Notary Public in and for said State  
My Commission Expires: 01/27/2027



SHANE MATTHEW HAMILTON  
Notary Public  
State of Ohio  
My Comm. Expires  
January 27, 2027

Dated: 9-15, 2023

David A. Smith  
DAVID A. SMITH

S. Sparkman  
SUSANNA SPARKMAN

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 15<sup>th</sup> day of September, 2023, by DAVID A. SMITH and SUSANNA SPARKMAN, husband and wife.

Victoria E. Bauer  
Notary Public in and for said State  
My Commission Expires: 9-24-24

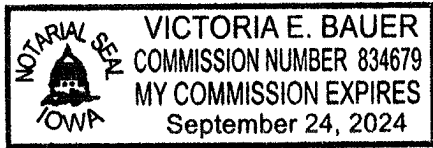


EXHIBIT "A"  
LEGAL DESCRIPTION

That part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Seventeen (17) lying West of Railroad right-of-way; the Northeast Quarter (NE1/4) of Section Nineteen (19); the Southeast Quarter (SE1/4) of Section Eighteen (18); and that part of the Northwest Quarter (NW1/4) of Section Twenty (20) lying West of Railroad right-of-way; all of the above being in Township Eighty-Nine (89) North, Range Four (4) West of the Fifth Principal Meridian, Delaware County, Iowa, EXCEPT the Southwest Quarter of the Southeast Quarter and the Northwest Quarter of the Southeast Quarter, all in Section 18; and the Northwest Quarter of the Northeast Quarter of Section 19; and the Southwest Quarter of the Northeast Quarter of Section 19; all situated in Township 89 North, Range 4 West of the 5th P.M., County of Delaware, State of Iowa