



Book 2024 Page 696

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Date 4/01/2024 Time 11:53:07AM  
Rec Amt \$12.00 Aud Amt \$10.00  
Rev Transfer Tax \$847.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** John M Carr, 117 S Franklin Street, PO Box 333, Manchester, IA  
52057, Phone: 563-927-4164

**Taxpayer Information:** Kramer Farmland, LLC, 7505 Blairs Ferry Road, Cedar Rapids, IA  
52411

**Return Document To:** Kramer Farmland, LLC, 7505 Blairs Ferry Road, Cedar Rapids, IA  
52411

**Grantors:** Ronald L. Ehlts and Kathryn A. Ehlts

**Grantees:** Kramer Farmland, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of Five Hundred Thirty Thousand Dollar(s) and other valuable consideration, Ronald L. Ehls and Kathryn A. Ehls, husband and wife, do hereby Convey to Kramer Farmland, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The Northwest fractional Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Thirty (30), Township Eighty Seven (87) North, Range Three (3), West of the 5th P.M., including Parcel A- Part of the Northwest Fractional Quarter (NW Frac.  $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ), Section Thirty (30), Township Eighty-Seven (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 21; also that part of the Southwest fractional Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Nineteen (19), Township Eighty Seven (87) North, Range Three (3), West of the Fifth P.M. described as beginning at the Southwest corner of said Section Nineteen (19), thence South 89° 55' East along the South line of said Section a distance of eight hundred thirty eight and five tenths (838.5) feet, thence North 74° 26½' West eight hundred seventy one and nine tenths (871.9) feet, thence South 0° 22' East two hundred thirty two and seven-tenths (232.7) feet along the West line of said Section Nineteen (19) to the point of beginning

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

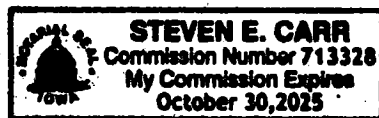
Dated: April 1, 2024

X Ronald L. Ehls  
Ronald L. Ehls, Grantor

Kathryn A. Ehls  
Kathryn A. Ehls, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 1, 2024 by Ronald L. Ehls and Kathryn A. Ehls.



[Signature]  
Signature of Notary Public