

Recorded: 4/18/2024 at 3:03:45.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 859

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: Sunrise Farm, LLC: 2120 330th Street, Coggon, IA 52218

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **STEVEN J. SHEPPARD** also known as Steve Sheppard and **MARY SHEPPARD**, husband and wife, do hereby convey to **SUNRISE 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.

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.

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.

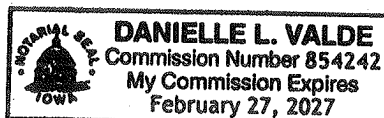
Dated: 4/18, 2024

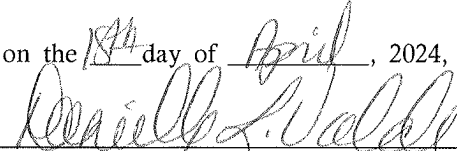

STEVE SHEPPARD


MARY SHEPPARD

STATE OF IOWA, COUNTY OF Linn, ss:

This instrument was acknowledged before me on the 18th day of April, 2024, by **STEVE SHEPPARD** and **MARY SHEPPARD**, husband and wife.




Notary Public in and for said State

My Commission Expires: 2/27/2027

EXHIBIT "A"
LEGAL DESCRIPTION

The NW $\frac{1}{4}$ of Section 24, Township 87 North, Range 5 West of the 5th P.M., Delaware County, Iowa, EXCEPTING THEREFROM: Parcel A in part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 24, according to plat recorded in Book 2010, Page 1268 of the records of the Delaware County, Iowa, Recorder;

AND

The South $\frac{1}{2}$ of the SE $\frac{1}{4}$; the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 87 North, Range 5 West of the 5th P.M., Delaware County, Iowa, EXCEPTING THEREFROM, Parcel C in part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 13 as described in the Plat of Survey recorded on September 19, 2005 in Book 2005 at Page 3333 of the records of the Delaware County, Iowa, Recorder.