

Recorded: 9/26/2024 at 8:38:28.0 AM
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: 2024 PG: 2373

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: Moorman Farms, LLC: 1555 255th Street, Manchester, IA 52057

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **STEVEN D. MOORMAN** also known as Steven Moorman and **BARBARA J. MOORMAN** also known as Barbara Moorman, husband and wife, do hereby convey to **MOORMAN FARMS, 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 3),

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).

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.




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: September 18, 2024


STEVEN D. MOORMAN


BARBARA J. MOORMAN

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 18th day of September, 2024, by STEVEN D. MOORMAN and BARBARA J. MOORMAN, husband and wife

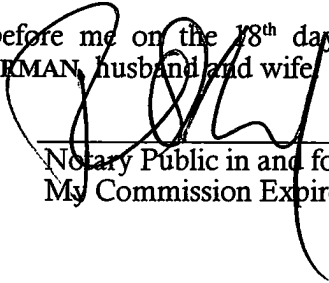

Notary Public in and for said State
My Commission Expires: September 9, 2025



EXHIBIT "A"
LEGAL DESCRIPTION

The North $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 88 North, Range 6 West of the 5th P.M., Delaware County, Iowa;

AND

The West $\frac{1}{2}$ of the NE $\frac{1}{4}$; and the NW Frl. $\frac{1}{4}$ of Section 18, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 95 L.D., Page 285, AND EXCEPT that part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 18 described as commencing at the North $\frac{1}{4}$ corner of said Section 18; thence East along the North line of said Section, also being the center line of the county road, a distance of 524.23 feet to the point of beginning; thence continuing East along said North line 253 feet; thence South 254 feet; thence West 253 feet; thence North 254 feet to the point of beginning, AND EXCEPT Parcel 2013-106 in part of the NW Frl. $\frac{1}{4}$ of said Section 18, according to the Plat of Survey recorded on December 31, 2013 in Book 2013 at Page 3996 of the records of the Delaware County, Iowa, Recorder, AND EXCEPT Parcel 2022-104 in part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 18, according to plat recorded in Book 2022, Page 2600 of the records of the Delaware County, Iowa Recorder;

AND

Parcel 2013-106 in part of the NW Frl. $\frac{1}{4}$ of Section 18, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, as described in the Plat of Survey recorded on December 31, 2013 in Book 2013 at Page 3996 of the records of the Delaware County, Iowa, Recorder.