

Recorded: 9/27/2024 at 11:13:25.0 AM
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2389

PREPARED BY and RETURN TO:

Andrew C. Sigerson
Andrew C. Sigerson, P.C., L.L.O.
9859 S. 168th Ave.
Omaha, NE 68136
(402) 505-5400

TAX STATEMENT TO:

LASL Holdings, LLC
1011 N. Franklin Street
Manchester, IA 52057

TRUSTEE WARRANTY DEED

For the Consideration of One Dollar and other valuable consideration, SANDRA L. SWANSON and LARRY A. SWANSON, Trustees, under the SANDRA L. SWANSON LIVING TRUST, dated November 30, 2011, and any amendments thereto, GRANTOR(S), do hereby convey to LASL HOLDINGS, LLC, a Wyoming Close Limited Liability Company, GRANTEE(S) the following described real estate in Delaware County, Iowa:

Please see attached Exhibit "A" – Page 3

EXEMPT FROM TRANSFER TAX IOWA Code 428A.2 (21)

Iowa Land Title Standard 4.7 Purchases' showing: The affirmative act of accepting and recording this deed by Grantees represents its reliance upon the Trustee's statements contained herein. The Grantees affirmatively represent they have no knowledge of any adverse claim against the Trustee or the Trust.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 state; and grantor covenants to warrant and defend the real estate against the lawful claims of all person, except as may be stated above.

The grantor further warrants to the grantees all of the following: That the Trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the Trust was under no disability or infirmity at the time the Trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the Trust of the validity of the transfer.

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

EXECUTED this 23 day of September, 2024

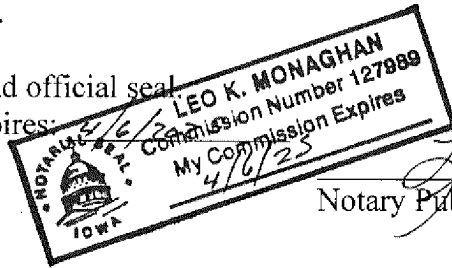
Sandra L. Swanson
SANDRA L. SWANSON, Trustee, under the
SANDRA L. SWANSON LIVING TRUST, dated
November 30, 2011, Grantor

Larry A. Swanson
LARRY A. SWANSON, Trustee, under the
SANDRA L. SWANSON LIVING TRUST, dated
November 30, 2011, Grantor

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

This instrument was acknowledged before me on this 23 day of Sept, 2024, by
SANDRA L. SWANSON, Trustee, under the SANDRA L. SWANSON LIVING TRUST, dated
November 30, 2011.

Witness my hand and official seal.
My commission expires: 4/6/25



Leo K. Monaghan
Notary Public

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

This instrument was acknowledged before me on this 23 day of Sept, 2024, by
LARRY A. SWANSON, Trustee, under the SANDRA L. SWANSON LIVING TRUST, dated
November 30, 2011.

Witness my hand and official seal.
My commission expires: 4/6/25



Leo K. Monaghan
Notary Public

Exhibit "A"

All that part of the Southeast Quarter (SE ¼) of Section 5, Township 89 N, Range 5, West of the 5th P.M., lying West of the County Road running North and South across the East side of said Southeast Quarter, EXCEPT Parcel E & F of the Southeast Quarter (SE ¼) of Section 5, Township 89 N, Range 5 West of the 5th P.M., Delaware County, Iowa, per plat recorded in Book 2008, Page 3268;

AND

The South One-half of the Northeast Quarter of the Northwest Quarter (S½NE¼NW¼) and the South One-half of the Northwest Quarter of the Northwest Quarter (S½NW¼NW¼) and the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼), and the South One-half of the Southeast Quarter of the Northwest Quarter (S ½ SE ¼ NW ¼), and the North One-half of the Southwest Quarter (N ½ SW ¼), all in Section 24, Township 90 N, Range 6, West of the 5th P.M., except Parcel "A" in the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) and the South One-half of the Southeast Quarter of the Northwest Quarter (S ½ SE ¼ NW ¼), Section 24, Township 90 North, Range 6, West of the 5th P.M., Delaware County, Iowa, according to the plat recorded in Book 2003, Page 2518.;

AND

The North One-half of the Northwest Quarter (N ½ NW ¼) of Section 29, and the North One-half of the Northeast Quarter (N ½ NE ¼); and the East One-half of the Northwest Quarter (E½ NW ¼) of Section 30, all in Township 90 North, Range 5, West of the 5th P.M.,

EXCEPT Parcel A, part of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) and part of the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) of Section 30, Township 90 North, Range 5, West of the 5th P.M., Delaware County, Iowa, per plat recorded in book 2005 Page 1863,

ALSO EXCEPT the East 438 feet of the North 550 feet of the Northeast Quarter (NE ¼) of Section 30, Township 90 North, Range 5, West of the 5th P.M.

Subject to existing easements of record, reservations in the United State and State patents, all matters of record, and the rights of the public in all highways.