

Recorded: 9/27/2024 at 11:14:16.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2392

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, LARRY A. SWANSON and SANDRA L. SWANSON, Trustees, under the LARRY A. 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

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

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

Witness my hand and official seal.
My commission expires: 4/6/2025



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

Witness my hand and official seal.
My commission expires: 4/6/2025



Leo K. Monaghan
Notary Public

Exhibit "A"

The Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) and that part of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) and the East 12 acres of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) lying North of the North line of the railroad right-of-way, all in Section 25, Township 90, Range 6 West of the 5th P.M., except the South 223 feet of the North 371 feet of the East 312 feet of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section 25, all in Delaware County, Iowa.