

Recorded: 10/17/2024 at 11:55:03.0 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: 2620

Return To: Trumm Family Farm LLC, 1921 2nd Ave SE, Cascade, IA 52033
Taxpayer: Trumm Family Farm LLC, 1921 2nd Ave SE, Cascade, IA 52033
Preparer: Todd J. Locher, 202 2nd Ave NW, PO Box 7, Farley, IA 52046, Tel: 563-744-3359



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, James W. Trumm and Patricia J. Trumm, husband and wife, do hereby Convey to Trumm Family Farm LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-four (24), Township Eighty-seven (87) North, Range Three West of the Fifth Principal Meridian, excepting therefrom a parcel of land described as commencing at the Northeast corner of said Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), thence South 30 feet, thence Northwesterly to a point on the North line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) 30 feet West of the Northeast corner thereof, thence East 30 feet to point of commencement; also the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$), except Parcel 2013-24 part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 25, T.87N. R.3W. Of the 5th P.M. in Delaware County, Iowa, according to plat recorded in Book 2013, Page 1065; that part of the East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) lying East of the Public Highway; all in Section Twenty-five (25), Township Eighty-seven (87) North, Range Three West of the Fifth Principal Meridian; also that portion of the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-five (25), Township Eighty-seven (87) North, Range Three West of the Fifth Principal Meridian, lying North and East of the Public Highway running through said 80-acre tract; also a triangular shaped piece of land on the West side of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Twenty-five (25), Township Eighty-seven (87) North, Range Three West of the Fifth Principal Meridian commencing at a point 300 feet South of the Northwest corner of said Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of

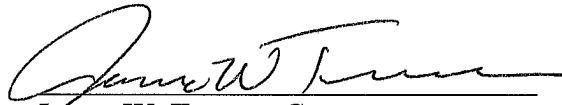
Section Twenty-five (25), thence 427 feet in a Southeasterly direction, thence West to line of said 40-acre tract 113 feet, thence North to place of beginning, all in Township Eighty-seven (87) North, Range Three West of the Fifth Principal Meridian, all in Delaware County, Iowa, except One acre of land, all of the southwest corner of the East one half of the Northwest Quarter of Section 25, Township 87, Range 3, West of the 5th P.M., bounded as follows: Commencing at the Southwest corner of the East half of the quarter and section above described. Then moving North 14 rods, thence East 11 rods and 11 links; thence South 14 rods, thence West 11 rods 11 links to the place of beginning.

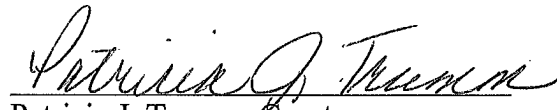
This deed is exempt according to Iowa Code 428A.2(21).

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.

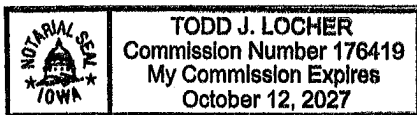
Dated: October 16, 2024.

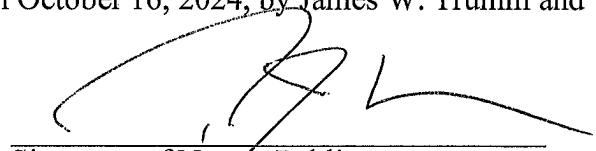

James W. Trumm, Grantor


Patricia J. Trumm, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 16, 2024, by James W. Trumm and Patricia J. Trumm, husband and wife.




Signature of Notary Public