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Date 1/23/2025 Time 11:00:14AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$299.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

**Taxpayer Information:** Catlett Farms, Inc. 3131 320th Ave., Hopkinton, IA 52237

☒ **Return Document To:** Catlett Farms, Inc. 3131 320th Ave., Hopkinton, IA 52237

**Grantors:** Chad E. Varner

**Grantees:** Catlett Farms, Inc.

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

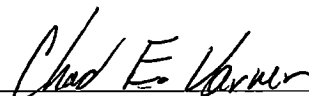
For the consideration of One Dollar(s) and other valuable consideration, Chad E. Varner, a single person, does hereby Convey to Catlett Farms, Inc., a corporation organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Parcel 2024-65 In Part Of The Northeast Quarter Of The Southwest Quarter And Part Of The Northwest Quarter Of The Southeast Quarter, All In Section 15, Township 87 North, Range 3 West Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 1834.

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.

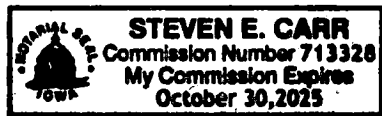
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Dated: January 23, 2025.

  
Chad E. Varner, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 23, 2025 by Chad E. Varner.



  
Signature of Notary Public