

Recorded: 5/21/2025 at 2:44:57.0 PM
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: 2025 PG: 1289

Prepared by: Travis J. Schroeder, 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: Wilgenbusch Family Farms, LLC: 2557 140th Ave., Ryan, IA 52330

TRUSTEE WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **CHARLES J. WILGENBUSCH and PAULA K. WILGENBUSCH, AS CO-TRUSTEES OF THE CHARLES J. WILGENBUSCH REVOCABLE TRUST DATED FEBRUARY 16, 2024 AND CHARLES J. WILGENBUSCH and PAULA K. WILGENBUSCH, AS CO-TRUSTEES OF THE PAULA K. WILGENBUSCH REVOCABLE TRUST DATED FEBRUARY 16, 2024**, do hereby convey to **WILGENBUSCH FAMILY FARMS, LLC**, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

The West One-half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the East One-half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Ten (10), Township Eighty-eight (88) North, Range Six (6) West of the Fifth P. M., and the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Ten (10), Township Eighty-eight (88) North, Range Six (6), West of the Fifth P.M, Delaware County, Iowa;

AND

The South One-half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$), the South Twenty and One-Tenth (20.1) acres of the North One-half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) on the South side of the Railroad, of Section Thirty Five (35); and that part of the East One-half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) lying South of the Dubuque and Sioux City Railroad Right-of-Way, of Section Thirty Four (34); all in Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M., except Parcel C part of the S $\frac{1}{2}$ - NW $\frac{1}{4}$ Sec. 35, T89N, R6W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2007, Page 3289,

together with and subject to covenants, conditions, restrictions and easements of record.

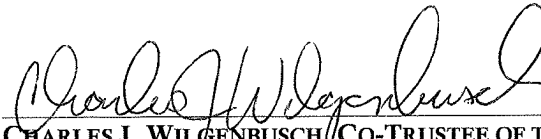
The grantors hereby covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantors further warrant to the grantee all of the following: That the trusts pursuant to which the transfer is made are duly executed and in existence; that to the knowledge of the grantors the persons creating the trusts were under no disability or infirmity at the time the trusts were created; that the transfer by the trustees to the grantee is effective and rightful; and that the trustees know of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

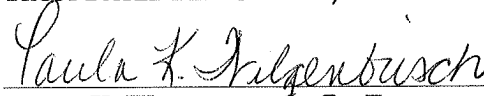
This deed represents a transfer of real estate for no actual consideration between a family limited liability company and its members in connection with the organization of the limited liability company and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(15).

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

Dated: May 21, 2025



CHARLES J. WILGENBUSCH, CO-TRUSTEE OF THE CHARLES J. WILGENBUSCH REVOCABLE TRUST DATED FEBRUARY 16, 2024 AND CO-TRUSTEE OF THE PAULA K. WILGENBUSCH REVOCABLE TRUST DATED FEBRUARY 16, 2024



PAULA K. WILGENBUSCH, CO-TRUSTEE OF THE CHARLES J. WILGENBUSCH REVOCABLE TRUST DATED FEBRUARY 16, 2024 AND CO-TRUSTEE OF THE PAULA K. WILGENBUSCH REVOCABLE TRUST DATED FEBRUARY 16, 2024

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me this 21st day of May, 2025 by **CHARLES J. WILGENBUSCH** and **PAULA K. WILGENBUSCH**, AS CO-TRUSTEES OF THE **CHARLES J. WILGENBUSCH REVOCABLE TRUST DATED FEBRUARY 16, 2024** AND, AS CO-TRUSTEES OF THE **PAULA K. WILGENBUSCH REVOCABLE TRUST DATED FEBRUARY 16, 2024**.



Notary Public in and for said State
My Commission Expires: 8-25-2027

