

Recorded: 5/30/2025 at 10:58:13.0 AM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$219.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1364

TRUSTEE WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Emma M. Shie, Attorney
5333 Belle Avenue
Davenport, Iowa 52807
Phone: (563) 324-8244

Taxpayer Information: (name and complete address)

Bena Mokota, L.L.C.
1725 Jordyn Court
Davenport, Iowa 52807

Return Document To: (name and complete address)

Emma M. Shie, Attorney
5333 Belle Avenue
Davenport, Iowa 52807

Grantors:

Jay A. Konzen, Co-Trustee
Cheri L. Konzen, Co-Trustee
Jay A. Konzen and Cheri L. Konzen Trust

Grantees:

Bena Mokota, L.L.C.

Legal Description: See page 2.

Document or instrument number of previously recorded documents: N/A

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar and other valuable consideration, JAY A. KONZEN and CHERI L. KONZEN, Co-Trustees of the JAY A. KONZEN and CHERI L. KONZEN TRUST, do hereby convey to:

BENA MOKOTA, L.L.C.

the following described real estate in Delaware County, Iowa:

See legal descriptions attached.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

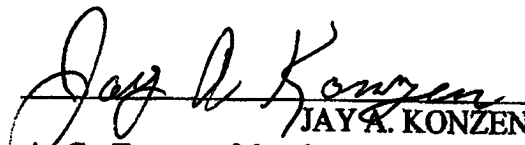
This deed is delivered in full satisfaction and performance of that certain contract dated February 17, 2017, and filed March 3, 2017, in Recorded Book 2017, Page 629 as Document Number 2017-629, in the Delaware County, Iowa Recorder's Office; as later amended by Amendment to Real Estate Contract-Installments, dated May 12, 2017, and filed June 5, 2017, in Recorded Book 2017, Page 1545 as Document Number 2017-1545, in the Delaware County, Iowa Recorder's Office.

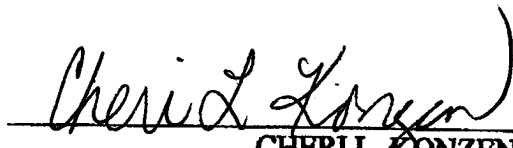
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above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

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 or the validity of the transfer.

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

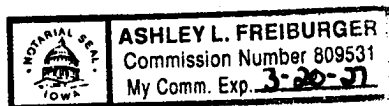
Dated this 28 day of April, 2025.

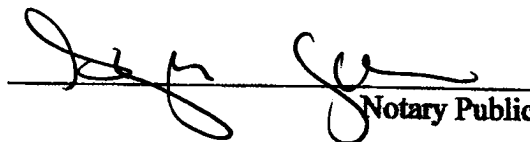

JAY A. KONZEN
As Co-Trustee of the above-entitled trust


CHERI L. KONZEN
As Co-Trustee of the above-entitled trust

STATE OF IOWA, COUNTY OF Des Moines, SS:

This instrument was acknowledged before me on April 28, 2025, by
JAY A. KONZEN and CHERI L. KONZEN.




Notary Public

LEGAL DESCRIPTION

Parcel 2016-67, Part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Thirteen (13), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

AND

Parcel 2016-68, Part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) and Part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼), all in Section Thirteen (13), Township Eighty-Seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; All as shown on the Plat of Survey recorded in Book 2017 at Page 297 in the office of the Recorder of Delaware County, Iowa.

Commonly known as 3351 305th Street, Hopkinton, Iowa 52237.