

Recorded: 6/17/2025 at 3:57:55.0 PM  
County Recording Fee: \$32.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$35.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 1562

Preparer: Andrew J Seyfer    Bradley & Riley PC    Phone: (319) 363-0101  
PO Box 2804, Cedar Rapids, IA 52406    Fax: (319) 363-9824  
Return To/Address Tax Statement: Rose's Rolling Acres LLC, 1705 Maple Street, Robins, IA  
52328

### WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Kristy Rose and Julia Rose, a married couple, do hereby Convey to Rose's Rolling Acres LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

#### SEE ATTACHED EXHIBIT "A"

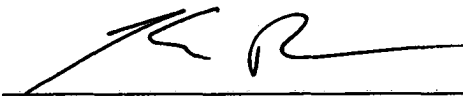
*This deed is exempt from transfer tax and from filing a declaration of value and groundwater hazard statement pursuant to Iowa Code Section 428A.2(21).*

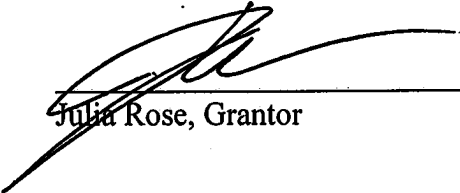
Julia Rose is joining in the signing of this Deed to remove dower rights.

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.

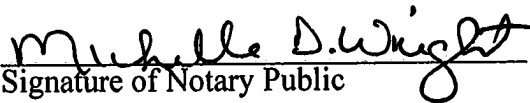
Dated: June 5, 2025.

  
\_\_\_\_\_  
Kristy Rose, Grantor

  
Julia Rose, Grantor

STATE OF IOWA )  
COUNTY OF Linn ) ss:

This record was acknowledged before me on June 5, 2025, by  
Kristy Rose and Julia Rose, a married couple

  
Signature of Notary Public



**EXHIBIT "A"**

**PARCEL NO. 370230002140:** PARCEL B, BEING A PORTION OF THE NW ¼ SE ¼ SECTION 23, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5<sup>TH</sup> P.M., DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 8 PLATS, PAGE 143.

AND

**PARCEL NO. 370230002160:** PARCEL G, A DIVISION OF PARCEL D, OF THE NW ¼ OF THE SE ¼, SECTION 23, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5<sup>TH</sup> P.M., DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 2001, PAGE 3702.

AND

**PARCEL NO. 370230002180:** THE S ½ OF THE NE ¼ OF SECTION 23, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5<sup>TH</sup> P.M., DELAWARE COUNTY, IOWA, EXCEPT FOR PARCEL I OF PLAT OF SURVEY RECORDED IN BOOK 2004, PAGE 2003 AND ALSO EXCEPT FOR PARCEL A OF THE SE ¼ NE ¼ OF SECTION 23, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5<sup>TH</sup> P.M., DELAWARE COUNTY, IOWA, AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 8, PAGE 32.

AND

**PARCEL NO. 370230002150:** THE E ½ OF THE SE ¼ OF SECTION 23, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5<sup>TH</sup> P.M., DELAWARE COUNTY, IOWA, EXCEPT FOR PARCEL I OF PLAT OF SURVEY RECORDED IN BOOK 2004, PAGE 2003.

AND

**PARCEL NOS. 410249901400 & 410259900200:** ALL THAT PART OF THE S ½ OF THE SW ¼ OF SECTION 24 AND OF THE N ½ OF THE NW ¼ OF SECTION 25 LYING WEST OF THE ROAD, EXCEPT THAT PART CONVEYED TO DELAWARE COUNTY, IOWA, BY WARRANTY DEED RECORDED IN BOOK 84 L.D., PAGE 161, ALL IN TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5<sup>TH</sup> P.M., DELAWARE COUNTY, IOWA.