

Recorded: 6/20/2025 at 3:51:42.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$310.40  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 1607

Prepared by/Return to: Andrew J. Seyfer, PO Box 2804, Cedar Rapids, IA 52406-2804; (319) 363-0101  
Address tax statement: Kramer Farmland, LLC, 2673 Jones-Delaware Rd., Monticello, IA 52310

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### **WARRANTY DEED**

**For the consideration of** Ten Dollars and other valuable consideration, Jim Rose and Michelle Rose, a married couple, do hereby convey their interest in and to the following described real estate located in Delaware County, Iowa to Kramer Farmland, LLC:

**THE NORTH TWENTY NINE (29) ACRES OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY SIX (26), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M.**

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

*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.*

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

Grantors do 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 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 20, 2025.

Jim Rose  
Jim Rose

Michelle Rose  
Michelle Rose

STATE OF IOWA )  
COUNTY OF Linn )ss:

This instrument was acknowledged before me on June 20, 2025, by Jim Rose and Michelle Rose, a married couple.



Notary Public in and for said State