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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
(CORPORATE GRANTOR)
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: Knepper Properties LLC - 6835 Columbus Street, New Vienna, IA 52065

Return Document To: Knepper Properties LLC - 6835 Columbus Street, New Vienna, IA 52065

Grantors: Farmers Savings Bank

Grantees: Knepper Properties LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Seventy-Five Thousand Dollar(s) and other valuable consideration, Farmers Savings Bank, a corporation organized and existing under the laws of Iowa, does hereby Convey to Knepper Properties LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The South one-half (S½) of Lot One (1), Block Four (4), Colony Addition to Colesburg, Iowa, according to Corrected and Amended Plat of Incorporated Town of Colesburg recorded in Book 1 Plats, Page 73-86

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.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: August 28, 2025.

Farmers Savings Bank, an Iowa corporation

By Mark White
Mark White, President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 28, 2025, by Mark White, as President, of Farmers Savings Bank a corporation.



Janet M. Diers
Signature of Notary Public