

Recorded: 10/3/2025 at 12:13:23.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$103.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2652

Prepared by: Matthew G. Barnd
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804 FAX

(319) 363-0101
(319) 363-9824

Return to/ Address tax statement: Better Rentals By Connerly LLC, 5915 4th Street SW, Suite #151,
Cedar Rapids, Iowa 52404

TRUSTEES' SPECIAL WARRANTY DEED IN SATISFACTION OF CONTRACT

For the consideration of Ten Dollars and other valuable consideration, BRUCE RAFOTH and JEAN RAFOTH as CO-TRUSTEES OF THE BRUCE RAFOTH FAMILY TRUST AGREEMENT DATED JANUARY 15, 1999 and JEAN RAFOTH and BRUCE RAFOTH as Co-Trustees of the JEAN RAFOTH FAMILY TRUST AGREEMENT DATED JANUARY 15, 1999 ("Grantors"), does hereby convey to BETTER RENTALS BY CONNERLEY LLC, an Iowa limited liability company ("Grantee"), all their right, title, and interest in the following described real estate in Delaware County, Iowa:

**THE WEST ONE-HALF (W½) OF LOT ONE (1), EARL'S NORTH
ADDITION TO EARLVILLE, IOWA; FORMERLY NOTTINGHAM,
IOWA, ACCORDING TO PLAT RECORDED IN BOOK 10 L.D., PAGE
409, EXCEPT THE NORTH ONE HUNDRED FOUR (104) FEET
THEREOF**

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, as well as those certain items contained in entries 2, 3, 4, 5, 6 and 8 of the title opinion of Matthew G. Barnd, dated August 14, 2025.

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.

By acceptance and recording of this Deed, Grantee acknowledges that Grantee is a purchaser for value in good faith and without notice of any adverse claim and have each relied on the Trustees' Affidavits recorded with the Deed pursuant to Iowa Code Section 614.14.

The Grantors hereby covenants with Grantee, and successors in interest, that Grantors holds the real estate by title in fee simple; that Grantors has good and lawful authority to 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 covenants to warrant and defend the real estate against lawful claims of all persons, except as may be above stated.

This Deed is being given in full satisfaction of a certain Real Estate Contract – Installments for the sale of the above-described real property by and between Grantor, as Seller, and Jess Inman, and Christie Inman as Buyer, which installment contract is dated October 13, 2022, and recorded July 1, 2015 in Book 2015 at Page 1714 in the records of the Delaware County, Iowa Recorder and was assigned to Better Rentals By Connerley, LLC.

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 people creating the trusts was under no disability or infirmity at the time the trust was 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 trusts or the validity of the transfer.

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

Dated: 8/27/, 2025.

BRUCE RAFOTH FAMILY TRUST
AGREEMENT DATED JANUARY 15, 1999

By: Bruce Rafoth
Bruce Rafoth, Co-Trustee

By: Jean Rafoth
Jean Rafoth, Co-Trustee

JEAN RAFOTH FAMILY TRUST AGREEMENT
DATED JANUARY 15, 1999

By: Bruce Rafoth
Bruce Rafoth, Co-Trustee

By: Jean Rafoth
Jean Rafoth, Co-Trustee

STATE OF IOWA)
COUNTY OF Delaware) ss:

This instrument was acknowledged before me on 8/27 2025, by BRUCE RAFOTH and JEAN RAFOTH as Co-Trustees of the BRUCE RAFOTH FAMILY TRUST AGREEMENT DATED JANUARY 15, 1999 and as Co-Trustees of the JEAN RAFOTH FAMILY TRUST AGREEMENT DATED JANUARY 15, 1999.

Daniel H. Swift
Notary Public in and for said State

