



Book 2025 Page 2951

Document 2025 2951 Type 03 001 Pages 4
Date 11/03/2025 Time 10:11:10AM
Rec Amt \$22.00 Aud Amt \$5.00
Rev Transfer Tax \$479.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Return to Preparer: Adrian T. Knuth, 320 W. Main St., P. O. Box 458, Anamosa, IA 52205,
Tel: (319)462-4378

Taxpayer Information: Marvin D. Miller, 3311 220th Ave., Coggon, IA 52218

Grantors: Louis J. Zumbach and Debra J. Zumbach

Grantees: Marvin D. Miller

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Louis J. Zumbach and Debra J. Zumbach, husband and wife, do hereby Convey to Marvin D. Miller, a single person, the following described real estate in Delaware County, Iowa:

Parcel 2025-51, part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, Township 87 North, Range 5 West of the 5th P.M., per the plat of survey recorded June 30, 2025 in Book 2025 at Page 1711 in the Office of the Delaware County Recorder.

See Attachment 1 hereto for conditions and restrictions accompanying this conveyance.

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.

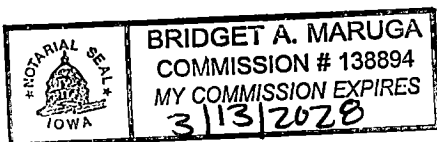
Dated: Oct. 27 2025

Louis J. Zumbach
Louis J. Zumbach, Grantor

Debra J. Zumbach
Debra J. Zumbach, Grantor

STATE OF IOWA, COUNTY OF Jones

This record was acknowledged before me on October 27, 2025 by Louis J. Zumbach and Debra J. Zumbach, husband and wife.



Bridget A. Maruga
Signature of Notary Public

ATTACHMENT 1

CONDITIONS AND RESTRICTIONS ACCOMPANYING CONVEYANCE FROM LOUIS J. ZUMBACH AND DEBRA J. ZUMBACH TO MARVIN D. MILLER

1. Grantee acknowledges the property being conveyed to him is within the footprint of a confined animal feeding operation.
2. If Grantee desires to fence the perimeter of the property being conveyed to him, or should the adjoining property owners demand the perimeter of the premises being conveyed to Grantee be fenced under Chapter 359A of the Iowa Code, the perimeter fencing shall be installed and maintained at Grantee's cost.
3. No structures shall be built by Grantee within 20 feet of the property lines of the property being conveyed to him. Further, no trees or shrubs shall be planted or permitted by Grantee within 20 feet of the property lines of the premises conveyed to him.
4. No more than one dwelling shall be permitted on the property being conveyed to Grantee by Grantors.
5. Grantee shall be precluded from waiving the set-back distance requirements for the construction by any third-party of a confined animal feeding operation.
6. Should Grantee desire to sell the premises conveyed to him by Grantors, before accepting any third-party offer to purchase the premises, Grantee shall afford Grantors the right of first refusal. Upon receipt of a third-party offer to buy the premises Grantee would otherwise accept, Grantee shall give Grantors a copy of the third-party's offer and afford Grantors 10 days within which to match the third-party's offer. If Grantors timely give notice of their intent to exercise their right of first refusal Grantee shall sell the premises to Grantors upon the same terms and conditions as offered by the third-party. If Grantors do not timely exercise their right of first refusal Grantee may sell the premises to the third-party on the terms and conditions offered by the third-party.
7. Before Grantors shall sell the North 269.07 feet of the East 367.51 feet of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, Township 87 North, Range 5 West of the 5th P.M., Delaware County, Iowa, which parcel adjoins, to the North, the premises being conveyed to Grantee by Grantors, to anyone other than family members (children, grandchildren, cousins or nephews/nieces) Grantors shall afford Grantee the right of first refusal. Should Grantors receive an offer to purchase this adjoining parcel of real estate from a non-family member Grantors would otherwise accept, before Grantors shall accept the third-party offer they shall afford Grantee the right of first refusal. Upon receipt of a copy of such the third-

party's offer to purchase the property Grantee shall have 10 days within which to give notice of this intent to exercise his right of first refusal. If Grantee timely exercises his right of first refusal he shall be entitled to purchase the adjoining property in question upon the same terms and conditions as offered by the third-party. If Grantee does not timely give notice of his intent to exercise his right of first refusal Grantors may sell the property to the third-party upon the terms and conditions offered by the third-party.