

Recorded: 1/26/2026 at 9:43:45.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$2,926.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 173

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information:

Brian J. Kane, 2100 Asbury Road, Suite 2, Dubuque, IA 52001
Phone: (563) 582-7980

Taxpayer Information:

CJH Farms, LLC
2655 155th St.
Earlville, IA 52041

Return Document To:

CJH Farms, LLC
2655 155th St.
Earlville, IA 52041

Grantor:

Harley Willenborg Declaration of Trust dated November 8, 2010

Grantee:

CJH Farms, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (Inter-Vivos Trust)

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Lynn Vining, as Trustee of the Harley Willenborg Declaration of Trust dated November 8, 2010, does hereby convey to CJH Farms, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

Parcel 2025-26 In The Southeast Quarter Of The Northwest Fractional Quarter, Except Two Acres In The Northwest Corner Thereof Used For Cemetery, And Parcel 2025-27 In The Northeast Quarter Of The Southwest Quarter And The Northwest Quarter Of The Southeast Quarter, All in Section 4, Township 89 North, Range 3 West Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2025, Page 3427.

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

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

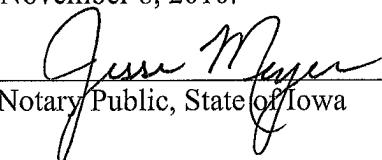
Dated: January 20th, 2026.

Harley Willenborg Declaration of Trust
dated November 8, 2010 (Grantor)

By Lynn Vining
Lynn Vining, Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on January 20th, 2026, by Lynn Vining, as Trustee of the Harley Willenborg Declaration of Trust dated November 8, 2010.



Notary Public, State of Iowa

