

Recorded: 6/8/2026 at 1:49:53.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1540

Prepared by: Mark R. Van Heukelom P.O. Box 2804 PHONE (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824
Return to/Address Tax Statement to: Freese Family Farm, LLC, 18782 190th Avenue, Monticello, IA 52310

TRUSTEE'S WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, JAMES M. FREESE, Trustee of the LOIS L. FREESE TRUST U/D/O JANUARY 10, 2023, does hereby convey an undivided one-third interest to NANCY A. DUSANEK; an undivided one-third interest to JAMES M. FREESE; and an undivided one-third interest to GARY S. FREESE, as tenants in common, in the following described real estate in Delaware County, Iowa:

SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION

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.

This deed is exempt from transfer tax and from filing a declaration of value and groundwater hazard statement pursuant to Iowa Code Section 428A.2(21).

By acceptance and recording of this Deed, Grantees acknowledge that they are the purchasers for value in good faith and without notice of any adverse claim and have relied on the Individual Trustee's Affidavit recorded with the Deed pursuant to Iowa Code Section 614.14.

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 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 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 persons creating the trust were under no disability or infirmity at the time the trust was created; that the transfer by the Trustee to the Grantee 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 acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

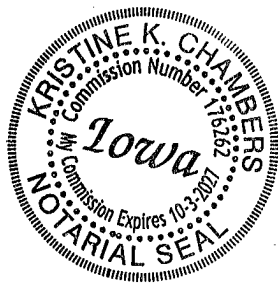
Dated: May 27, 2026

LOIS L. FREESE TRUST u/d/o JANUARY 10, 2023

By: James M. Freese
JAMES M. FREESE, Trustee

STATE OF IOWA)
) ss:
COUNTY OF LINN)

This instrument was acknowledged before me on May 27, 2026 by JAMES M. FREESE, as Trustee of the LOIS L. FREESE TRUST U/D/O JANUARY 10, 2023.



Kristine K. Chambers
Notary Public in and for the State of Iowa

Exhibit "A"

THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE THREE (3) WEST OF THE FIFTH PRINCIPAL MERIDIAN, EXCEPT ONE (1) SQUARE ROD IN THE SOUTHWEST CORNER THEREOF, AND INCLUDING ALL RIGHTS OF INGRESS AND EGRESS OVER THE WEST TWO (2) RODS OF THE WEST HALF (W $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$), SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE THREE (3) WEST OF THE FIFTH PRINCIPAL MERIDIAN.

AND

THE WEST HALF OF THE SOUTHWEST QUARTER (W $\frac{1}{2}$ SW $\frac{1}{4}$) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE THREE (3) WEST OF THE FIFTH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM A STRIP OF LAND TWO (2) RODS WIDE EXTENDING ALONG THE WEST SIDE THEREOF AND EXCEPTING PARCEL 2021-110 THEREOF, ACCORDING TO THE PLAT RECORDED IN BOOK 2021, PAGE 3165, OF THE RECORDS OF THE DELAWARE COUNTY, IOWA RECORDER'S OFFICE.