

Recorded: 6/9/2026 at 3:58:42.0 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: 1565

Return to and
Prepared by: Mark R. Van Heukelom
Bradley & Riley PC

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

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

Address tax statement: Freese Family Farm, LLC, 18782 190th Avenue, Monticello, IA 52310

Q U I T C L A I M D E E D

For the consideration of Ten Dollars and other valuable consideration, JAMES M. FREESE and PENNY S. FREESE, a married couple, do hereby Quit Claim to FREESE FAMILY FARM, LLC, an Iowa limited liability company, all of their right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

SEE ATTACHED EXHIBIT "A"

Exempt from Transfer Tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

THIS DEED was prepared at the request of the Grantee, without the benefit of a title search, and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

PENNY S. FREESE, spouse of JAMES, joins in this deed to relinquish all dower, homestead or other rights to the described real estate.

[REMAINDER OF DOCUMENT LEFT BLANK]

Dated: May 27, 2026.

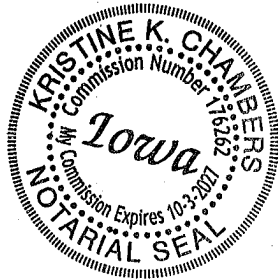
James M. Freese
JAMES M. FREESE

PENNY S. FREESE

By: James M. Freese
JAMES M. FREESE, Power of Attorney

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on May 27, 2026, by JAMES M. FREESE, individually, and JAMES M. FREESE as Power of Attorney for PENNY S. FREESE, a married couple.



Kristine K. Chambers
Notary Public in and for said State

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.