

Recorded: 9/9/2026 at 1:29:37.0 PM
County Recording Fee: \$42.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$45.00
Revenue Tax: \$6,559.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2635

Return To/Prepared By: Matthew G. McQuillen, 503 W. Main St, Anamosa, IA 52205 Tel: 319-462-3577

Taxpayer: By Design, LLC 22708 Fish House Rd, Anamosa, IA 52205



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Kramer Farmland, LLC, an Iowa limited liability company, does hereby Convey to By Design, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

Lots Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20) and Twenty One (21) of H. A. Carter's Outlots to Hopkinton, Iowa, according to plat recorded in Book 19 L.D., Page 101; also that portion of vacated Hale Street lying South of SE Kirk Street and adjacent to said Lots Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20) and Twenty One (21); also Parcel 2022-118 Part Of Parcel 2022-94 In The Northwest Fractional Quarter (NW Fr.1/4) Of The Northwest Fractional Quarter (NW Fr.1/4) Of Section Nineteen (19), Township Eighty-Seven North (T87N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2022, Page 2732.

AND

The Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), and the West fractional one-half (Wfr $\frac{1}{2}$) of the Southwest fractional Quarter (SWfr $\frac{1}{4}$), and the South thirty eight (38) rods of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), all in Section Nineteen (19), Township Eighty Seven (87) North, Range Three (3), West of the Fifth Principal Meridian, except the cemetery and also except that part described as beginning at the Southwest corner of said Section Nineteen (19), thence South 89° 55' East on the South line of said Section eight hundred thirty eight

and five-tenths (838.5) feet, thence North $74^{\circ} 26\frac{1}{2}'$ West eight hundred seventy one and nine-tenths (871.9) feet, thence South $0^{\circ} 22'$ East on the West line of said Section two hundred thirty two and seven-tenths (232.7) feet to the point of beginning, also except Parcel D - Part Of The South 38 Rods Of The SE $\frac{1}{4}$ Of The NW $\frac{1}{4}$ Of Section 19, T87N, R3W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 73, also except Parcel E - Part Of The South 38 Rods Of The SE $\frac{1}{4}$ Of The NW $\frac{1}{4}$ And Part Of The NE $\frac{1}{4}$ Of The SW $\frac{1}{4}$, All Of Section 19, T87N, R3W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 73, and also except Parcel F Part Of The Northeast Quarter (NE $\frac{1}{4}$) Of The Southwest Quarter (SW $\frac{1}{4}$), Section Nineteen (19), Township Eighty-Seven North (T87N), Range Three West (R3W) Of The Fifth Principal Meridian Delaware County, Iowa, according to amended Plat recorded in Book 8 Plats, Page 5; also Parcel 2022-95 Part Of The Northwest Fractional Quarter (NW Fr $\frac{1}{4}$) Of The Northwest Fractional Quarter (NW Fr $\frac{1}{4}$) And The Southwest Fractional Quarter (SW Fr $\frac{1}{4}$) Of The Northwest Fractional Quarter (NW Fr $\frac{1}{4}$) Of Section Nineteen (19), Township Eighty-Seven North (T87N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2022, Page 2132; and the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), and the West one-half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$), and all that part of the East one-half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) lying East of the Wild Cat and Table Rock Road as laid out and traveled, all in Section Twenty Five (25), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M., except Parcel 2019-21 Part Of The NE $\frac{1}{4}$ - NW $\frac{1}{4}$ & Part Of The NW $\frac{1}{4}$ - NW $\frac{1}{4}$ Section 25, T87N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2019, Page 1460.

AND

The Northwest fractional Quarter (NWfr $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty (30), Township Eighty Seven (87) North, Range Three (3), West of the Fifth P.M., including Parcel A -Part Of The Northwest Fractional Quarter (NW Frac. $\frac{1}{4}$) Of The Northwest Quarter (NW $\frac{1}{4}$), Section Thirty (30), Township Eighty-Seven North (T87N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 21; also that part of the Southwest fractional Quarter (SWfr $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Nineteen (19), Township Eighty Seven (87) North, Range Three (3), West of the Fifth

P.M. described as beginning at the Southwest corner of said Section Nineteen (19), thence South 89° 55' East along the South line of said Section a distance of eight hundred thirty eight and five-tenths (838.5) feet, thence North 74° 26½' West eight hundred seventy one and nine-tenths (871.9) feet, thence South 0° 22' East two hundred thirty two and seven-tenths (232.7) feet along the West line of said Section Nineteen (19) to the point of beginning.

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

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

Dated: September 9, 2026.

Kramer Farmland, LLC, an Iowa limited liability company

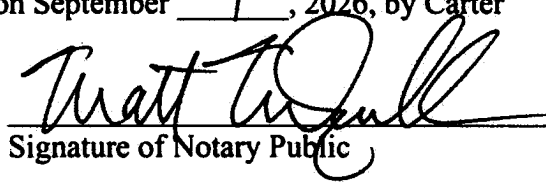
By



Carter Kramer, President

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on September 9, 2026, by Carter Kramer, as President, of Kramer Farmland, LLC.



Signature of Notary Public

