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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 108
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Thomas J. Hanson , 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
JST Enterprises, L.L.C., 411 N 6th Street, #378, Emery, South Dakota 57332

Return Document To: (Name and complete address)
Ackley, Kopecky & Kingery, LLP, 4056 Glass Road NE, Cedar Rapids, Iowa 52402

Grantors:
Kennith Orvie Cooke and Mary Jeanette Cooke Revocable Trust

Grantees:
JST Enterprises, L.L.C.,a South Dakota Limited Liability Company

Legal description: See Page 3

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 108	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

TRUSTEE SPECIAL WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $1.00 Dollar(s) and other valuable consideration, Kennith Orvie Cooke and Mary Jeanette Cooke as (Trustee) (Co-Trustees) of Kennith Orvie Cooke and Mary Jeanette Cooke Revocable Trust dated March 6, 2003 does hereby convey to JTS Enterprises, L.L.C., a South Dakota Limited Liability Company the following described real estate in Delaware County, Iowa: See attached legal description - Page 3

Grantor herein also hereby sells, assigns and transfers to grantee and his successors in interest all of his right, title and interest in and to the contract for the sale of the above-described property dated August 31, 2009 and filed for record on August 31, 2009 in the office of the Recorder of Delaware County, Iowa, in Book 2009 at Page 3435.

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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 this 6th day of August, 2015.

By: Kennith Orvie Cooke
Kennith Orvie Cooke(title)

By: Mary Jeanette Cooke
Mary Jeanette Cooke(title)

As (Trustee) (Co-Trustee) of
The above entitled trust

As (Trustee) (Co-Trustee) of
The above entitled trust

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 6th day of August, 2015, by Kennith Orvie Cooke and Mary Jeanette Cooke.

As (Trustee) (Co-Trustee) of the above entitled trust.

Sarah R. Leonard
Signature of Notary Public

SARAH R. LEONARD
Commission Number 762480
My Commission Expires
April 6, 2016

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.

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Exhibit "A"

Lots Seventeen (17) and Twenty Two (22) of the Subdivision of all that part of the North one-half (N½) of the Northwest Quarter (NW¼) of Section Twenty Nine (29), Township Ninety (90) North, Range Four (4), West of the Fifth P.M., as lies West from the depot grounds of the Chicago, Milwaukee & St. Paul Railroad Company and not covered by Baker's First and Second Additions to Greeley, Iowa, according to plat recorded in Book 1 Plats, Page 44.