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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 4th day
of April AD 2016
Carla K. Barker, Auditor
By D. Hildebrand Deputy

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

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

Taxpayer Information: (Name and complete address)
4JF Farms, LLC, 2156 145th Avenue, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Jane E. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:
John P. Houlihan

Grantees:
4JF Farms, LLC

Legal description: See Page 3

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $350,000.00 Dollar(s) and other valuable consideration, John P. Houlihan, a single person do hereby Convey to 4JF Farms, LLC the following described real estate in Delaware County, Iowa: See 1 in Addendum

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated on April 1, 2016.

John P. Houlihan (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 1, 2016, by John P. Houlihan, a single person.

JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2018

Signature of Notary Public

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Addendum

1. An undivided 1/2 interest in the following described real estate:
All that part of the West one-half (W 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. lying South of the Railroad right-of-way, except the South thirty three (33) feet thereof.
The Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty One (31), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., except the Railroad right-of-way and also except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 88, L.D., Page 193, and also except Parcel I; Part of the SW 1/4 - NE 1/4 in Sec. 31, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2000, Page 1275.
That part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty One (31), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as beginning at the Southeast corner of said Northeast Quarter (NE 1/4), running thence North along the East line of said Northeast Quarter (NE 1/4) eighteen and sixty and two-thirds hundredths (18.60 2/3) chains to the South line of the Railroad right-of-way, thence Southwesterly along the said South line fifteen and thirty three one-hundredths (15.33) chains to the West line of Twelth Street in the City of Manchester, Iowa, as originally platted, thence North along said West line to the North line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section, thence West twenty four (24) rods to the Northwest corner of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4), thence South to the Southwest corner of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4), thence East to the point of beginning, except a strip of land ten (10) feet wide adjoining the Railroad right-of-way on the South and extending nine hundred sixteen (916) feet Westerly from the East line of said Northeast Quarter (NE 1/4) and further excepting the Railroad right-of-way, and also except the East two hundred thirty five and sixty four hundredths (235.64) feet of the South thirty three (33) feet thereof, and also except the West one thousand one hundred (1,100) feet of the East one thousand three hundred thirty five and sixty four hundredths (1,335.64) feet of the South twenty seven (27) feet of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4), and also except Parcel J; Part of the SE 1/4 - NE 1/4 in Sec. 31, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2000, Page 1275.