Book 2016 Page 1003

Document 2016 1003 Type 03 001 Pages 3
Date 4/25/2016 Time 8:21:54AM
Rec Amt $17.00 Aud Amt $40.00

DOV# 118

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 26th day
of April A D 2016
Carla K. Bader Auditor
By [illegible] Deputy

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - August 2013	ROBERT J. MURPHY	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: HAHN FAMILY FARMS OF EASTERN IOWA, LLC, 6057 FOREST HILLS DRIVE, DUBUQUE, IA 52002
ENV (X) Preparer: ROBERT J. MURPHY, 3388 KENNEDY CIRCLE, DUBUQUE, IA 52002, Phone: (563) 557-9000
Taxpayer: HAHN FAMILY FARMS OF EASTERN IOWA, LLC, 6057 FOREST HILLS DRIVE, DUBUQUE, IA 52002

WARRANTY DEED

For the consideration of ONE Dollar(s) and other valuable consideration,
DOROTHY L. HAHN, a married woman
do hereby
Convey to HAHN FAMILY FARMS OF EASTERN IOWA, LLC
the
following described real estate in DELAWARE County, Iowa:

SEE ATTACHMENT "A"

This deed is exempt from transfer tax pursuant to Iowa Code 428A.2(15).

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: 4-14-2016

Dorothy L. Hahn
DOROTHY L. HAHN (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE
This record was acknowledged before me this 14th day of April, 2016, by DOROTHY L. HAHN

JENNIFER LYNN
Notarial Seal - IOWA
Commission No. 769371
My Commission Expires August 23, 2017

Signature of Notary Public

(This form of acknowledgment for individual grantor(s) only)

ATTACHMENT "A"

The Southwest Quarter (SW-1/4) of Section Fourteen (14), Township Ninety (90) North, Range Five (5), West of the 5th P.M., except the East five rods in width thereof, and all that part of the Northwest Quarter (NW-1/4) of Section Fourteen (14), Township Ninety (90) North Range Five (5), West of the 5th P.M., described as commencing at the Southwest corner of said Northwest Quarter (NW-1/4), thence East on the South line of said Northwest Quarter (NW-1/4), 186 rods and 12 links to center of the State Road, thence North 60 Degrees 45 minutes West, 118 rods and 9 links, thence South 55 degrees 5 minutes West, 101 rods and 8 links to beginning, which lies directly North of first above described tract and West of the extended East line of said first above described tract; subject to public highways, and to electric line easements if any.

AND

The North Half (N1/2) of the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section Nine (9); and the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Sixteen (16); and the Northeast Quarter (NE1/4) of Section Seventeen (17); all in Township Ninety (90) North, Range Five (5), West of the Fifth P.M., except Parcel B being part of the Southeast Quarter (SE ¼) of the Northeast (NE ¼) of Section Seventeen (17), Township 90 North, Range 5, per Plat of Survey recorded in Book 2008, page 829, subject to highways and easements of record.

AND

AN UNDIVIDED ONE-HALF INTEREST IN:
Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 11, EXCEPT the East 400 feet thereof, the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) and West Half of the West Half of the Southeast Quarter (W1/2 W1/2 SE1/4) of Section 10; the West Half of the Northeast Quarter (W1/2 NE1/4) of Section 15, EXCEPT that portion lying North of New Wine and State Line Road, and a piece of land in Sections 14 and 15 described as commencing at the Quarter post on the East side of Section 15 and running N55° E 25.28 chains to a stone in the center of State Road, thence N 60 1/4° W 46 chains to a stake in the center of the road; thence South 37.25 chains, thence East 19 chains 71 links to the place of beginning, ALL being in Township 90 North, Range 5, West of the 5th P.M., Delaware County, Iowa, subject to roadways and easements of record.

AND

AN UNDIVIDED ONE-HALF INTEREST IN:
The South Half of the Southwest Quarter (S1/2 SW1/4) and Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) EXCEPT the North 20 ½ acres thereof, in Section 8; and the North Half of the Northwest Quarter (N1/2 NW1/4) and Southeast Quarter of the Northwest quarter (SE1/4 NW1/4) in Section 17, Township 90 North, Range 5, West of the 5th P.M., Delaware County, Iowa, subject to roadways and easements of record.

AND

AN UNDIVIDED 13.75 PERCENT INTEREST IN:
The Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), and the East Half of the West Half of the Southeast Quarter (E1/2 W1/2 SE1/4), Except the West 2-1/2 rods thereof, in Section 10, and the West Half of the Southwest Quarter of the Southwest Quarter (W1/2 SW1/4 SW1/4) in Section 11; and that part of the West Half of the Northwest Quarter of the Northwest Quarter (W1/2 NW1/4 NW1/4) of Section 14, lying North of New Wine and State Line Road (now known as Jet Road); and that part of the North Half of the Northeast Quarter (N1/2 NE1/4) of Section 15, lying North of New Wine and State Line Road (now known as Jet Road), all in Township 90 North, Range 5, West of the 5th P.M., Delaware County, Iowa, subject to roadways and easements of record, except Parcel 2013-40, part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 10, Township 90 North, Range Five West (R5W), according to the Plat of Survey recorded in Book 2013, page 1712; and also except Parcel 2013-41, part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 10, Township 90 North, Range Five West (R5W), according to the Plat of Survey recorded in Book 2013-1712.

AND

AN UNDIVIDED 13.75 PERCENT INTEREST IN:
The West 2 ½ rods of the East one-half (E ½) of the West one-half (W ½) of the Southeast Quarter (SE ¼) of Section Ten (10), Township Ninety (90) North, Range Five (5), West of the 5th P.M. in Delaware County, Iowa.