Entered for taxation 26th day
of April AD 2016
Cindy K. Becker, Auditor
By R. Heidebrink Deputy

Book 2016 Page 1004

Document 2016 1004 Type 03 001 Pages 3
Date 4/25/2016 Time 8:29:26AM
Rec Amt $17.00 Aud Amt $25.00

DOV# 119

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

EWJ
Preparer Information: (Name, address and phone number)
ROBERT J. MURPHY, 3388 KENNEDY CIRCLE, DUBUQUE, IA 52002, Phone: (563) 557-9000

Taxpayer Information: (Name and complete address)
HAHN FAMILY FARMS, 6057 FOREST HILLS DRIVE, DUBUQUE, IA 52002

Return Document To: (Name and complete address)
HAHN FAMILY FARMS, 6057 FOREST HILLS DRIVE, DUBUQUE, IA 52002

Grantors:
HAHN FAMILY TRUST

Grantees:
HAHN FAMILY FARMS OF EASTERN IOWA, LLC

Legal description: SEE ATTACHMENT "A"

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2013
IOWADOCS®

THE IOWA STATE BAR ASSOCIATION Official Form No. 107	ROBERT J. MURPHY	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of ONE Dollar(s) and other valuable consideration, MARTIN E. HAHN and JESSE J. HAHN

~~(Trustee)~~ ~~(~~Co-Trustees) of HAHN FAMILY TRUST

does hereby convey to HAHN FAMILY FARMS OF EASTERN IOWA, LLC, a Limited Liability Company the following described real estate in DELAWARE County, Iowa:

SEE ATTACHED

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

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, 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 23RD day of MARCH, 2016.

HAHN FAMILY TRUST

By: _____ (title)

Martin E. Hahn
MARTIN E. HAHN

By: _____ (title)

Jesse J. Hahn
JESSE J. HAHN

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

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

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 23rd day of March, 2016, by MARTIN E. HAHN and JESSE J. HAHN.

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

Signature of Notary Public

© The Iowa State Bar Association 2013
IOWADOCS®

ATTACHMENT "A"

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 86.25 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 86.25 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.