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Date 12/30/2016 Time 1:27:14PM
Rec Amt $12.00 Aud Amt $10.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 3rd day
of January AD 2017
Carla K. Bodley, Auditor
By T. Hilderbrand Deputy

WARRANTY DEED

Return to: John C. Compton, 116½ W. Mission St., Box 8, Strawberry Point, IA 52076
Preparer: John C. Compton, 116½ W. Mission St., Box 8, Strawberry Point, IA 52076, Phone: (563) 933-4334
Taxpayer: Philipp Family Farms, LLC, PO Box 99, Edgewood, IA 52042

For the consideration of ---One & no/100--- Dollar(s) and other valuable consideration, Robert J. Philipp and Marian D. Philipp, husband and wife do hereby Convey to Philipp Family 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 12-22-16

Robert J. Philipp (Grantor)

Marian D. Philipp (Grantor)

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on 12-22-2016, by Robert J. Philipp and Marian D. Philipp, husband and wife.

JOHN C. COMPTON
Commission Number 129361
My Commission Expires
8-31-2019

Signature of Notary Public

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Addendum

1. The East Half (E½) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼), and all that part of the South Half (S½) of the Northwest Quarter (NW¼) that lies North of the road, and the East 5 rods of that part of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) that lies South of the road, and the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼), and the West 5 acres of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼), and the West Half (W½) of the Southeast Quarter (SE¼), and that part of the West 10 rods of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) that lies North of the road, and the East 5 acres of the Southwest Quarter (SW¼); all in Section Fourteen (14), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa;

   AND

   An undivided one-half (½) interest in and to: The East one-half (E ½) of the Southwest fractional quarter (SWfr¼) and the Southwest fractional (SWfr¼) of the Southwest Quarter (SW ½) of Section Thirty (30), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa.

   This deed is exempt according to Iowa Code 428A.2(21).