EW
Citizens State Bank
P.O. Box 10
Hopkinton IA
52237

Entered for taxation 7th day
of February AD 2017
Cada K. Border, Auditor
By D. Hildebrand, Deputy

Book 2017 Page 371

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Rec Amt $12.00 Aud Amt $10.00
Rev Transfer Tax $1,520.00
Rev Stamp# 44 DOV# 39

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Gregory J. Seyfer
Bradley & Riley PC
P.O. Box 2804
Cedar Rapids, IA 52406-2804
(319) 363-0101
FAX (319) 363-9824

Return to and Address tax statement: Edward P. Stutzman and Esther S. Stutzman, 2607 315th Street, Hopkinton, IA 52237

# WARRANTY DEED

## MEMBER-MANAGED LIMITED LIABILITY COMPANY

**In consideration of** Ten Dollars and other valuable consideration, KTT INVESTMENTS, LLC., an Iowa limited liability company, does hereby convey to EDWARD P. STUTZMAN and ESTHER S. STUTZMAN, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate located in Delaware County, Iowa:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Grantor hereby grants to Grantees, their successors and assigns, a non-exclusive access easement for ingress and egress over, upon and across EASEMENT A as set forth in the Plat of Survey recorded in Book 2017, Page 146.

The Grantor hereby covenants with Grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: Jan 25, 2017

KTT INVESTMENTS, LLC

By: Kurt M. Packingham
KURT PACKINGHAM, MANAGING MEMBER

STATE OF IOWA, COUNTY OF LINN) ss:

This instrument was acknowledged before me on this 25 day of Jan, 2017, by Kurt Packingham, as the Managing Member of KTT INVESTMENTS, LLC.

TROY R. LOUWAGIE
Commission Number 701554
My Commission Expires

Notary Public in and for said State

*(print name)* Troy R. Louwagie

**EXHIBIT A**

The East one-half (E½) of the Northeast Quarter (NE¼) of Section One (1), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M.; also the Northwest fractional Quarter (NWfr¼) and the North one-half (N½) of the North one-half (N½) of the Northeast Quarter (NE¼) of the Southwest fractional Quarter (SWfr¼) of Section Six (6), Township Eighty Seven (87) North, Range Three (3), West of the Fifth P.M.; also Parcel 2017-03 Part Of The Northwest Fractional Quarter (NW Frl.1/4) Of The Southwest Fractional Quarter (SW Frl.1/4) Of Section Six (6), Township Eighty-Seven North (T87N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2017, Page 146.