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Carla K. Becker Auditor
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

H 1 M H Realty

TRUSTEE WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Benjamin M. Lange
2300 Swan Lake Blvd., Suite 302
Independence, Iowa 50644
Phone: (319) 334-4488

Taxpayer Information: (name and complete address)
Robert D Johnson, LLC, a Minnesota LLC
3800 American Blvd. W, Suite 980
Bloomington, MN 55431

Return Document To: (name and complete address)
Same as Taxpayer

Grantors:
Jean Marie Possehl, as Trustee of the Allen Irrevocable Trust

Grantees:
Robert D Johnson, LLC, a Minnesota LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of One Dollar(s) and other valuable consideration, Jean Marie Possehl, as Trustee of the Allen Irrevocable Trust dated February 25, 2017, does hereby convey to Robert D Johnson, LLC, a Minnesota LLC, the following described real estate in Delaware County, Iowa:

See Attached Exhibit A.

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 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 acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: July 12, 2017

Jean M Possehl
Jean Marie Possehl, as Trustee
of the Allen Irrevocable Trust

Acknowledgement for Individual Trustee

STATE OF Texas, COUNTY OF Collin) ss:

This record was acknowledged before me on the 12 day of July, 2017, by Jean Marie Possehl, as Trustee of the Allen Irrevocable Trust dated February 25, 2017.

NOTARY PUBLIC STATE OF TEXAS
DEYSI A TORRES GARCIA
My Commission Expires
January 22, 2019

Signature of Notary Public

EXHIBIT A – LEGAL DESCRIPTION

THE SOUTH 120 FEET OF THAT PART OF LOT 309, MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK I L.D., PAGE 284, DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE EAST LINE OF POTTER STREET EXTENDED NORTH WITH THE NORTH LINE OF EAST HOWARD STREET, RUNNING THENCE EAST ON THE NORTH LINE OF HOWARD STREET A DISTANCE OF 76 FEET, THENCE STRAIGHT NORTH 250 FEET TO THE SOUTH LINE OF UNION STREET, THENCE WEST 75 FEET TO THE EST LINE OF POTTER STREET AS EXTENDED NORTH, THENCE SOUTHERLY ALONG THE EAST LINE OF POTTER STREET (AS EXTENDED NORTH) APPROXIMATELY 250 FEET TO THE POINT OF BEGINNING, DELAWARE COUNTY, IOWA.