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of March AD 2018
Carol K. Becker, Auditor
By D. Hickman, Deputy

Book 2018 Page 522

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Rec Amt $7.00 Aud Amt $5.00
Rev Transfer Tax $484.00
Rev Stamp# 63 DOV# 69

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY: Donald L. Johnson, Shuttleworth & Ingersoll, P.L.C., P.O. Box 2107, Cedar Rapids, IA 52406-2107, Ph. (319) 365-9461
Return to: JMJB Swift Commercial Properties LLC, 1035 Court Avenue, Marengo, IA 52301

SW (X)

Address Tax Statement to: JMJB Swift Commercial Properties LLC, 1035 Court Avenue, Marengo, IA 52301

**PROPERTIES

TRUSTEE WARRANTY DEED

For the consideration of one dollar ($1.00) and other valuable consideration, Daniel H. Swift, Trustee of the* Swift Family Trust, and any amendments thereto, does hereby convey to JMJB SWIFT COMMERCIAL ** ~~PROPERTIES~~ LLC, an Iowa limited liability company, an undivided one-half interest in the following described real estate in Delaware County, Iowa: *Trust Under the Will of John Q. Swift a/k/a the

The East one-half (E½) of the Northwest fractional Quarter (NWfr¼) and the West one-half (W½) of the Northeast fractional Quarter (NEfr¼) of Section One (1), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M., except that part condemned by the Iowa State Highway Commission by Condemnation Proceedings recorded in Book M, Misc., Page 69 and also except Parcel C in the W ½ Fr'l NE ¼ Section 1-T88N-R6W Delaware County, Iowa, according to plat recorded in Book 2012, Page 2104, and corrective plat recorded in Book 2012, Page 2978.

Subject, nevertheless, to easements, restrictions, covenants and conditions of record.

The grantor does hereby covenant 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. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

The grantor further warrants to the grantee 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 persons creating the trust were under no disability or infirmity at the time the trust was created; that the transfer by the trustees to the grantee is effective and rightful; and that the trustees know 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, and as masculine or feminine gender, according to the context.

Dated: February 15th, 2018

The Trust Under the Will of John Q. Swift a/k/a
The Swift Family Trust

Daniel H. Swift, Trustee

STATE OF IOWA
Delaware COUNTY ss:

This instrument was acknowledged before me this 15th day of February, 2018, by Daniel H. Swift, as Trustee of the* Swift Family Trust.

Dacari L Palmer
Notary Public

DACARI L PALMER
Commission Number 794354
My Commission Expires
February 2, 2019