Recorded: 10/2/2019 at 1:38:47.0 PM
County Recording Fee: $32.00
Iowa E-Filing Fee: $3.00
Combined Fee: $35.00
Revenue Tax: $399.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2736

SPECIAL WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Audra Brown, 801 Second Avenue, Suite 1700, Seattle, WA 98104; Tel: (206) 501-4519

Taxpayer Information: LN Real Estate LLC, 801 Second Ave, Suite 1700 Seattle WA 98104; Tel: (206) 501-4519

Return Document To: Kluesner Real Estate, LLC Attn: Craig Kluesner, 501 Tahoe Court, Farley, IA 52046; Tel: (563) 590-0530

Grantors: LN REAL ESTATE LLC, a Washington limited liability company

Grantees: Kluesner Real Estate, LLC an Iowa limited liability company

Legal Description: See Page 4

Document or instrument number of previously recorded documents: N/A

SPECIAL WARRANTY DEED

For the consideration of $10.00 Dollars and other valuable consideration, LN REAL ESTATE LLC, a Washington limited liability company, does hereby Convey to Kluesner Real Estate, LLC an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

See EXHIBIT A attached hereto.

Subject to the matters described on EXHIBIT B attached hereto (the "Permitted Encumbrances").

Grantor does Hereby Covenant with Grantee and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

[Signature page follows]

Executed and delivered this 26 day of September, 2018.

GRANTOR:

LN REAL ESTATE LLC,
a Washington limited liability company

By: Laird Norton Real Estate, Inc.
a Washington Corporation
Its Manager

By: James S. Reinhardsen
Its: President

STATE OF WASHINGTON
COUNTY OF King } ss.

I certify that I know or have satisfactory evidence that James S. Reinhardsen is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Laird Norton Real Estate, Inc., the Washington corporation that is the Manager of LN REAL ESTATE LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 26 day of September, 2019.

BRITISH GETZENDANNER
COMMISSION EXPIRES 02-07-2023
NOTARY PUBLIC
Commission Number 20598A
STATE OF WASHINGTON

Printed Name BRITISH GETZENDANNER
NOTARY PUBLIC in and for the State of Washington,
residing at KIRKLAND, WA
My Commission Expires 2-7-23

EXHIBIT A
to Special Warranty Deed

Legal Description

The West 400 feet of that part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 33, Township 89 North, Range 5 West of the 5th P.M., lying North of the Illinois Central Railroad right of way, except the North 233 feet of the East 100 feet thereof, in Delaware County, Iowa.

EXHIBIT B
to Special Warranty Deed

Permitted Encumbrances

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

2. Easements, or claims of easements, not shown by the public records.

3. Taxes or special assessments which are not shown as existing liens by the public records

4. Real estate taxes for fiscal year 2015-2016 due and payable in 2016-2017 in the total amount of $7,722.00, are paid in full.
Parcel No. 631-33-20-042-00
Note: All prior years taxes are paid.

5. Special assessments hereafter levied.

6. Levied or pending special assessments, if any, that are not of record in the Office of the County Treasurer or in the Office of the County Auditor.
There are no levied special assessments of record in the Office of the County Treasurer or in the Office of the County Auditor.

7. Rights of tenants in possessions under the terms of unrecorded leases.

8. Terms and conditions of Entrance Permit dated September 4, 1974, recorded October 8, 1974 in Book P of Miscellaneous on Page 106.

9. Terms and conditions of Resolution R-122-70 dated October 19, 1970, recorded October 23, 1970 in Book N of Miscellaneous on Page 92.

10. Terms and conditions of Telephone Easement dated March 23, 1967, recorded June 14, 1967 in Book L of Miscellaneous on Page 26.

11. Terms and conditions of Easement dated August 22, 1955, recorded August 25, 1955 in Book I of Miscellaneous on Page 285.

12. Terms and conditions of Easement dated September 20, 1954, recorded May 19, 1955 in Book I of Miscellaneous on Page 214.

13. Terms and conditions of Assignment dated May 19, 1955, recorded May 19, 1955 in Book I of Miscellaneous on Page 216.

14. Rights or claims of parties in possession, or claiming possession, other than Grantor not shown by the public records, and any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and matters relating to the questions of survey, rights of parties in possession, and unrecorded lien rights for labor and material, if any.