Recorded: 12/17/2019 at 1:49:26.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.32
Combined Fee: $20.32
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 3579

Prepared by: Travis J. Schroeder: Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Atwater Farms, LLC: 1158 255th Street, Manchester, IA 52057

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, PATRICIA ANN ATWATER also known as Patricia A. Atwater, a single person, does hereby convey to ATWATER FARMS, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 2),

together with and subject to easements, covenants, conditions and restrictions of record.

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 grantor, except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

This deed represents a transfer of real estate for no actual consideration between a family limited liability company and its members in connection with the organization of the limited liability company and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(15).

This deed was prepared at the request of the grantor, without the benefit of a title search. The preparer of this deed assumes no liability for the status of the title to the property.

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: December 17, 2019

Patricia Ann Atwater
PATRICIA ANN ATWATER

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 17th day of December, 2019, by PATRICIA ANN ATWATER, a single person.



Notary Public in and for said State
My Commission Expires: 8-25-2021

EXHIBIT "A"
LEGAL DESCRIPTION

The NW ¼ of the SW ¼ of Section 20-88N-6W, Delaware County, Iowa;

AND

The NE ¼ of the SE ¼ and the South ½ of the SE ¼ of Section 20-88N-6W, Delaware County, Iowa, subject to highways