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Date 1/15/2020 Time 1:14:08PM
Rec Amt $17.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Daniel L. Seufferlein, 4056 Glass Rd. NE Cedar Rapids, Iowa 52402
Phone: (319) 393-9090

Taxpayer Information:
Mary Bready, 4890 Lake Elmo Ave, Lake Elmo, MN 55042

Return Document To:
@Daniel L. Seufferlein, 4056 Glass Rd. NE Cedar Rapids, Iowa 52402

Grantors:
CBI Bank & Trust, Trustee

Grantees:
Bready Farms LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE SPECIAL WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of One ($1.00) Dollar(s) and other valuable consideration, CBI Bank & Trust, Trustee of John C. Bready Trust does hereby convey to Bready Farms LLC the following described real estate in Delaware County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).

E 1/2 NE 1/4 and the N 1/2 SE 1/4 Section 15, Township 89, Range 5 West of the 5th P.M., Delaware County, Iowa (160 acres more or less). (Except railroad and except Lot 2).

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

Dated: 1-8-2020.

CBI Bank & Trust,
As Trustee of the above-named trust

By Josie A. Wahl
Josie A. Wahl, Vice President and Trust Officer

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ACKNOWLEDGMENT FOR CORPORATE TRUSTEE

STATE OF IOWA, COUNTY OF Muscatine

This instrument was acknowledged before me on 1-8-2020, by Josie A. Wahl as Vice President and Trust Officer of CBI Bank & Trust. As Trustee of the above-entitled trust.

Renee M. Sloan
Signature of Notary Public

