Recorded: 5/13/2020 at 9:34:17.0 AM
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: 2020 PG: 1437

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 Statement: BK7, LLC: 2909 Braddock Court, The Villages, and FL 32163

TRUSTEE WARRANTY DEED

For the consideration of one dollar and other valuable consideration, KENT ALLEN KLUVER AND PAULA KAY KLUVER, AS TRUSTEES OF THE KENT ALLEN AND PAULA KAY KLUVER REVOCABLE LIVING TRUST DATED AUGUST 20, 2013, does hereby convey to **BK7, LLC,** an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

> **The West ½ of the NE ¼ and the NW ¼ of the SE ¼ of Section 1-88N-5W, Delaware County, Iowa, EXCEPT that part sold to the State of Iowa in Bk 92, L.D. Page 34; AND EXCEPT Parcel 2017-93 in part of the NW ¼ of the NE ¼ of said Section 1, according to the amended plat of survey recorded in Book 2018, Page 679, of the records of the Delaware County, Iowa, Recorder,**

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

The grantors hereby covenants with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors have 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 grantors covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantors further warrant 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 grantors 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 trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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).

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: May 11, 2020

KENT ALLEN KLUVER, TRUSTEE OF THE KENT ALLEN AND PAULA KAY KLUVER REVOCABLE LIVING TRUST DATED AUGUST 20, 2013

PAULA KAY KLUVER, TRUSTEE OF THE KENT ALLEN AND PAULA KAY KLUVER REVOCABLE LIVING TRUST DATED AUGUST 20, 2013

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me this 11th day of May, 2020, by **KENT ALLEN KLUVER AND PAULA KAY KLUVER, AS TRUSTEES OF THE KENT ALLEN AND PAULA KAY KLUVER REVOCABLE LIVING TRUST DATED AUGUST 20, 2013.**

Notary Public in and for said State
My Commission Expires: August 25, 2021p

NOTARIAL SEAL IOWA
TRAVIS J. SCHROEDER
Commission Number 759742
My Commission Expires
August 25, 2021