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Date 8/27/2020 Time 10:35:45AM
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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:
Bready-Ryan Farm, LLC 5823 Colfax Ave Alexandria VA 22311

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

Grantors:
The Joan Constance Bready Living Trust, dated June 19, 2006

Grantees:
Bready-Ryan Farm, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of One ($1.00) Dollar(s) and other valuable consideration, Joan Constance Bready, Trustee of The Joan Constance Bready Living Trust, dated June 19, 2006 does hereby convey to Bready-Ryan Farm, LLC the following described real estate in Delaware County, Iowa:

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

The Northwest Quarter (NW 1/4) of Section Fifteen (15), and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Fifteen (15), all in Township Eighty Seven (87) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa.

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: 8/7/20

The Joan Constance Bready Living Trust, dated June 19, 2006

By: Joan Constance Bready, Trustee
Joan Constance Bready
As Trustee of the above-entitled trust

STATE OF VA **, COUNTY OF** FAIRFAX

This record was acknowledged before me on August 7th, 2020, by Joan Constance Bready as Trustee of The Joan Constance Bready Living Trust, dated June 19, 2006.

ELSA ARAYA
COMMONWEALTH OF VIRGINIA
REG. NO. 254711
EXPIRES 03-31-2021
NOTARY PUBLIC

Signature of Notary Public

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