Recorded: 1/19/2021 at 8:22:14.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $1,856.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 238

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Brian J. Kane, 2100 Asbury Rd, Ste 2, Dubuque, IA 52001
Phone: (563) 582-7980

Taxpayer Information:
CJH Farms, ~~Inc.~~ LLC, ~~2682~~ 2655 155th Street, Earlville, IA 52041

Return Document To:
CJH Farms, Inc., ~~2682~~ 2655 155th Street, Earlville, IA 52041

Grantors:
Donna T. Kruse Declaration of Trust Dated 4/14/2014

Grantees:
CJH Farms, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of ten ($10.00) Dollars and other valuable consideration, Barbara A. Pape and Jill C. Manternach, Trustees of the Donna T. Kruse Declaration of Trust Dated 4/14/2014 do hereby convey to CJH Farms, ~~Inc.~~ LLC. the following described real estate in Delaware County, Iowa:

SE ¼ - Fr. NE ¼, Sec. 4, T89N, R3W of the 5th P.M., Delaware County, Iowa and NE ¼ - SE ¼, Sec. 4, T89N, R3W of the 5th P.M., Delaware County, Iowa, according to the plat recorded in Book 2020, Page 4268.

The grantor hereby covenants with grantee, 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: January 13, 2021.

DANA GERING
Notary Public - State of Kansas
My Appointment Expires 10/9/24

Donna T. Kruse Declaration of Trust Dated 4/14/2014, Grantor

By Barbara A. Pape
Barbara A. Pape, Trustee

STATE OF Kansas **, COUNTY OF** Johnson

This record was acknowledged before me on January 13, 2021, by Barbara A. Pape as Trustee of the above-entitled trust.

Dana Gering
Signature of Notary Public

State of Iowa
County of Cerro Gordo

Jill C. Manternach, Affiant

Signed and sworn to (or affirmed) before me on January 13, 2021, by Jill C. Manternach.

Signature of Notary Public

