Recorded: 2/8/2021 at 3:16:43.0 PM
County Recording Fee: $57.00
Iowa E-Filing Fee: $3.00
Combined Fee: $60.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 513

QUIT CLAIM DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 106
Recorder's Cover Sheet

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

Taxpayer Information: (name and complete address)
Wessels Farms, LLC, 2193 332nd Ave., Dyersville, Iowa 52040

Return Document To: (name and complete address)
Brian J. Kane, 2100 Asbury Rd, Ste 2, Dubuque, IA 52001, Phone: (563) 582-7980

Grantors:
Gary G. Wessels and Lori A. Wessels

Grantees:
Wessels Farms, LLC

Legal Description: See Attached

Document or instrument number of previously recorded documents:

Brian J. Kane ISBA # AT0004097

QUIT CLAIM DEED

For the consideration of ten ($10.00) Dollar(s) and other valuable consideration, GARY G. WESSELS and LORI A. WESSELS, husband and wife, do hereby Quit Claim to WESSELS FARMS, LLC, an Iowa limited liability company, all our right, title, interest, estate, claim and demand in the following described real estate in DELAWARE County, Iowa:

See attached legal descriptions.

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

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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: AUGUST 28, 2020.

Gary G. Wessels

Gary G. Wessels

Lori A. Wessels

Lori A. Wessels

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 28th day of AUGUST, 2020, by GARY G. WESSELS and LORI A. WESSELS, husband and wife.

Signature of Notary Public

BRIAN J. KANE
Commission Number 125603
MY COMMISSION EXPIRES
JANUARY 12, 2022

LEGAL DESCRIPTIONS – DELAWARE COUNTY, IOWA

The West one-half (W ½) of the Northwest Quarter (NW ¼) of Section Thirty Five (35), and the East one-half (E ½) of the Northeast Quarter (NE ¼) of Section Thirty Four (34), Township Eighty Nine (89) North, Range Three (3), West of the 5th P.M., except the railroad right of way and also except that part conveyed to Delaware County by Quit Claim Deed recorded in Book 52 L.D., Page 343, subject to highways and easements of record.

The Southeast Quarter (SE ¼) of Section Twenty Nine (29), and all that part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Thirty Two (32) lying North of the railroad right-of-way, except that part described as commencing at the point of the center of the road running North and South where same intersects with the center of the road running East and West across the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty Two (32), and running thence West along the center of said East and West highway twelve (12) rods, thence North ten (10) rods, thence East twelve (12) rods to the center of the North and South highway, thence South along the center of said highway to the point of beginning; all in Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., and also except Parcel B Part Of The Northeast Quarter (NE ¼) Of The Northeast Quarter (NE ¼), Sec. 32, T89N, R3W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2008, Page 302.

The East nine and thirty five hundredths (9.35) acres of the Southeast Quarter (SE ¼) of Section Thirty Four (34); and the West one-half (W ½) of the Southwest Quarter (SW ¼) of Section Thirty Five (35), except that part conveyed to the State of Iowa by Warranty Deeds recorded in Book 80 L.D., Page 150 and in Book 83 L.D., Page 273; and the West one-half (W ½) of the Southwest Quarter (SW ¼); and the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼), except the South two hundred eighty six (286) feet of the East two hundred twenty (220) feet thereof, in Section Thirty Six (36); all in Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., except that part conveyed to the City of Dyersville, Iowa, by Warranty Deeds recorded in Book 2015, Page 445 and in Book 2015, Page 446; also Parcel 2016-21 Part Of The Northeast Quarter (NE ¼) Of The Southwest Quarter (SW ¼), Section Thirty-Six (36), Township Eighty-Nine North (T89N), Range Three West (R3W) Of The Fifth Principal Meridian, In The City Of Dyersville, Delaware County, Iowa, according to plat recorded in Book 2016, Page 1655; also The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Thirty Six (36), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., except the North one thousand two hundred ninety eight (1298) feet of the East two hundred sixty (260) feet thereof, also except that part conveyed to the City of Dyersville, Iowa, by Warranty Deed recorded in Book 2015, Page 446, and also except Parcel 2016-21 Part Of The Northeast Quarter (NE ¼) Of The Southwest Quarter (SW ¼), Section Thirty-Six (36), Township Eighty-Nine North (T89N), Range Three West (R3W) Of The Fifth Principal Meridian, In The City of Dyersville, Delaware County, Iowa, according to plat recorded in Book 2016, Page 1655.

That part of the Northeast fractional Quarter (NEfr1/4) of the Northeast Quarter (NE ¼) of Section Three (3), Township Eighty Eight (88) North, Range Three (3), West of the Fifth P.M., described as beginning at a point on the West line of said Northeast fraction Quarter (NEfr1/4) of the Northeast Quarter (NE ¼) that is seven (7) chains North of the Southwest corner of said Northeast fractional Quarter (NEfr1/4) of the Northeast Quarter (NE ¼), thence North on said West line to the Northwest corner of said Northeast fractional Quarter (NEfr1/4) of said Northeast Quarter (NE ¼), thence East to the Northeast corner of said Northeast fractional Quarter (NEfr1/4) of the Northeast Quarter (NE ¼), thence South to a point that is seven (7) chains North of the Southeast corner of said Northeast fractional Quarter (NEfr1/4) of the Northeast Quarter (NE ¼), thence West to the point of beginning, except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 118, L.D., Page 18.

The Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼), and all that part of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) that lies South of the railroad right-of-way in Section Thirty Three (33), Township Eighty Nine (89) North, Range Three (3), West of the Fifth Principal Meridian; also Parcel "B" In The NE Quarter Of The SW Quarter Of Section 33, Township 89 North, Range 3 West Of The 5th P.M. In Delaware County, Iowa, according to plat recorded in Book 2002, Page 4907.