Recorded: 5/24/2021 at 2:32:24.0 PM
County Recording Fee: $27.00
Iowa E-Filing Fee: $3.50
Combined Fee: $30.50
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1920

Prepared By and Return To: Steven K. Daniels, P. O. Box 810, Waterloo, Iowa 50704, (319) 234-4471
Taxpayer: Watercress Farms, LLC, 2415 North Union Road, Cedar Falls, IA 50613

WARRANTY DEED

For the consideration of One ($1.00) Dollar and other valuable consideration, Carol A. Halloran and John I. Halloran, wife and husband, do hereby Convey to Watercress Farms, LLC, an Iowa limited liability company, an undivided one-half (1/2) interest in the following described real estate in Delaware County, Iowa:

See attached Exhibit "A."

This deed is in consideration of less than $500.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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. 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: April 9, 2021.

Carol A. Halloran, Grantor

John I. Halloran, Grantor

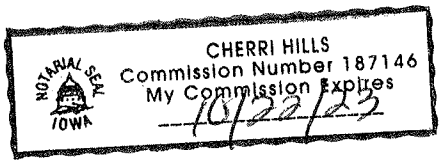
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STATE OF IOWA)
) ss.
COUNTY OF BLACK HAWK)

This instrument was acknowledged before me this 9th day of April, 2021 by Carol A. Halloran and John I. Halloran, wife and husband.

Cherri Hills

Notary Public – State of Iowa



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EXHIBIT "A"

S 1/2 SE 1/4 of Section 28, Township 87 North, Range 6, West of the 5th P.M., and W 1/2 SW 1/4 of Section 27, Township 87 North, Range 6, West of the 5th P.M., EXCEPTING the following two (2) parcels:
1) The North 495.5 feet of the West 435 feet of the SW 1/4 of the SW 1/4, except the North 35.5 feet; and
2) The South 27.5 feet thereof.