Recorded: 11/16/2022 at 3:33:08.0 PM
County Recording Fee: $37.00
Iowa E-Filing Fee: $3.00
Combined Fee: $40.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3424

Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644, Phone: (319) 334-3704
Return To: Sperfslage Trust, LLC, 2898 Old Center Road., Alburnett, IA 52202
Taxpayer: Sperfslage Trust, LLC, 2898 Old Center Road., Alburnett, IA 52202

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Alan R. Sperfslage and Lori S. Sperfslage, husband and wife, do hereby convey to Sperfslage Trust, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

See Addendum A.

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

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: 11/14/22.

Alan R. Sperfslage, Grantor

Lori S. Sperfslage, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on November 16, 2022 by Alan R. Sperfslage and Lori S. Sperfslage, husband and wife.

STEPHANIE SAILER
Notarial Seal - Iowa
Commission Number 792943
My Commission Expires Oct 29, 2024

Signature of Notary Public

ADDENDUM A

The West sixty-five (65) acres of the Southwest Quarter (SW 1/4) of Section Twenty-Nine (29), and the East one-half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty (30), Township Eight Seven (87) North, Range Four (4), West of the Fifth P.M.,

AND

The East one-half of the Northwest Quarter of Section 23, Township 87 North, Range 5, West of the 5th P.M., except the East 425 feet of the North 425 feet thereof,

AND

The Southeast Quarter (SE 1/4) of Section Two (2), Township Eighty-Seven (87) North, Range Six (6), West of the Fifth P.M.,

AND

The Southwest Quarter (SW 1/4) of Section Thirty Six (36), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian, except the South one hundred ninety eight (198.0) feet of the West four hundred fifty seven and seventy five one-hundredths (457.75) feet thereof, and also except that part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section Thirty Six (36) described as commencing at the Northwest corner of said Southwest Quarter (SW 1/4) and running thence North 89°58' East two hundred eight and seven-tenths (208.7) feet along the North line of said Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4), thence South two hundred eight and seven-tenths (208.7) feet, thence South 89°58' West two hundred eight and seven-tenths (208.7) feet, thence North two hundred eight and seven tenths (208.7) feet along the West line of said Southwest Quarter (SW 1/4) to the point of beginning, and also except Parcel A, Part of the SW 1/4 - SW 1/4 of Sec. 36, T87N, R6W of the Fifth P.M., Delaware County, Iowa, according to the plat recorded in Book 2005, Page 3840, except Parcel B, Part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼), Section Thirty-Six (36), Township Eighty-Seven (T87N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2006 Page 2275.