Recorded: 2/28/2025 at 3:11:27.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $955.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 532

Return To: LBrady Farm, LLC, 1063 195th Avenue, Edgewood, IA 52042
Taxpayer: LBrady Farm, LLC, 1063 195th Avenue, Edgewood, IA 52042
Preparer: Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other valuable consideration, Mark Hauser and Marsha Hauser, a married couple, do hereby convey to LBrady Farm, LLC, an Iowa Limited Liability Company, the following described real estate in Delaware County, Iowa:

Parcel "A" Part Of The Northeast Quarter Of The Southwest Quarter (NE¼-SW¼) Of Section 3, Township 90 North, Range 5 West Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 32.

Subject to restrictions, covenants, easements, ordinances and limited access provisions of record.

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: 2/27/25.

Mark Hauser

Marsha Hauser

STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on 27th Feb., 2025, by Mark Hauser and Marsha Hauser, a married couple.

NOTARIAL SEAL IOWA
KAYLA AULWES
Commission Number 837252
My Commission Expires
2-7-28

Signature of Notary Public