Recorded: 6/10/2025 at 3:56:08.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $1,784.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1465

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Brian C. Eddy of Roberts and Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: Honey Creek Dairy, LLC, 1636 400th Street, Strawberry Point, IA 52076

Return Document To: Brian C. Eddy of Roberts and Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

Grantors: Alan J. Moorman Revocable Trust U/A dated January 9, 2025 and Katherine M. Moorman Revocable Trust U/A dated January 9, 2025

Grantees: Honey Creek Dairy, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Alan J. Moorman, Trustee of the Alan J. Moorman Revocable Trust U/A dated January 9, 2025 and Katherine M. Moorman, Trustee of the Katherine M. Moorman Revocable Trust U/A dated January 9, 2025, do hereby convey to Honey Creek Dairy, LLC, an Iowa Limited Liability Company, the following described real estate in Buchanan County, Iowa:

The Southeast fraction Quarter of the Northeast Quarter except the East three hundred sixty-six feet of the North three hundred ninety-five feet thereof, and the Northeast Quarter of the Southeast Quarter of Section Six, Township Ninety North, Range Five, West of the Fifth Principal Meridian, Delaware County, Iowa.

***There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.**

The grantor hereby covenants with grantees, 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: June 10, 2025.

Alan J. Moorman Revocable Trust U/A dated January 9, 2025

Alan J. Moorman, Trustee

Katherine M. Moorman Revocable Trust U/A dated January 9, 2025

Katherine M. Moorman Trustee

STATE OF IOWA, BUCHANAN COUNTY ss:

On this 10 day of June, 2025 before me a Notary Public, State of Iowa, personally appeared Alan J. Moorman, Trustee of the Alan J. Moorman Revocable Trust U/A dated January 9, 2025 and Katherine M. Moorman, Trustee of the Katherine M. Moorman Revocable Trust U/A dated January 9, 2025.

MADISON I MCINTYRE
Notarial Seal - Iowa
Commission Number 833376
My Commission Expires Jul 26, 2027

Notary Public