Recorded: 11/13/2026 at 9:18:42.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $46.51
Combined Fee: $68.51
Revenue Tax: $2,311.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3334

Prepared by/Return to:
Matthew J. Hektoen | 115 Third Street SE, Suite 1200 | (319) 366-7641
Simmons Perrine PLC | Cedar Rapids, IA 52401 | FAX (319) 354-1760

Address tax statement to: CJH Farms, LLC, 2655 155th St, Earlville, Iowa 52041

WARRANTY DEED

In consideration of One Dollar ($1.00) and other valuable consideration, **Marvin Krapfl and Nancy Krapfl**, husband and wife ("*Grantors*"), do hereby transfer and convey to **CJH Farms, LLC**, an Iowa limited liability company ("*Grantee*"), the real estate located in Delaware County, Iowa, legally described as follows:

The South one-half (S½) of the Northeast Quarter (NE¼) and the South one-half (S½) of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Twenty Six (26), Township Ninety (90) North, Range Four (4), West of the Fifth P.M.

Subject to the Permitted Encumbrances shown on **Exhibit "A"**.

The Grantors do hereby covenant with the Grantee, and successors in interest, that Grantors have lawful authority to transfer and convey the real estate; that Grantors hold title to the real estate in fee simple; and that the real estate is free and clear of all liens and encumbrances, except as may be stated above. **Grantors do further hereby covenant with Grantee, and successors in interest, to warrant title and defend the real estate against the lawful claims of all persons or entities except as may be stated above.**

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.

Signatures to follow on Page 2

Dated: Nov. 10, 2026

Marvin Krapfl, Grantor

Nancy Krapfl, Grantor

STATE OF IOWA, Clayton COUNTY) ss:

This instrument was acknowledged before me on this 11 day of November, 2026 by Marvin Krapfl and Nancy Krapfl, husband and wife.

Notary Public in and for said State
My Commission Expires: 1-15-2027

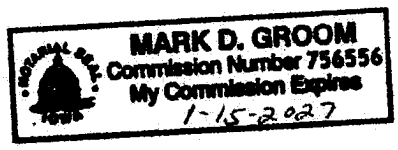


EXHIBIT "A"

Permitted Encumbrances

1. There is shown a Right-of-Way Easement in favor of Maquoketa Valley Rural Electric Co-Operative, which was filed September 10, 1952, and recorded in Book 1, R.E.A. Easements, Page 388 in the office of the Delaware County (Iowa) Recorder.