

2023R01474

RECORDED: 06/01/2023 01:43:50 PM

RECORDING FEE: 22.00

IOWA E-FILING FEE: 3.00

TOTAL FEE: 25.00

TRANSFER TAX: 1317.60

SUE MEYER, RECORDER

CLAYTON COUNTY, IOWA

Taxpayer: Wendl Cattle Company, Inc., 27372 Olympic Ave., Carroll, IA 51401

Preparer/Return To: Wesley B. Huisinga, Shuttleworth & Ingersoll, P.L.C., 115 Third Street S.E., Suite 500, P.O. Box 2107, Cedar Rapids, IA 52406, Phone: (319) 365-9461



SPECIAL WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, FreedomBank ("Grantor") does hereby Convey to Wendl Cattle Company, Inc., a corporation organized and existing under the laws of Iowa ("Grantee"), the following described real estate in Clayton County, Iowa:

See attached Exhibit A

subject to easements, covenants, restrictions, reservations and agreements of record except as may otherwise be provided in the Offer to Buy Real Estate and Acceptance made by Grantee May 10, 2023 and accepted by Grantor May 12, 2023 pursuant to which this Deed is made and delivered (the "Agreement"), which Agreement provides, among other matters, that Grantee shall pay all real estate taxes due and payable at the time of the closing thereunder, which responsibility shall include any interest which may be accrued and unpaid with respect to such taxes.

Grantor does Hereby Covenant with Grantee and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under Grantor, except as may be above stated.

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: 5/23, 2023

FreedomBank

By Patrick Dinan, Senior Vice President

STATE OF IOWA, COUNTY OF Clayton

This record was acknowledged before me on 5/23/2023, by Patrick Dinan, as Senior Vice President of FreedomBank.

Remy Keenher
Signature of Notary Public



EXHIBIT A

The South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), Except: A strip of land two (2) rods wide on the South side and extending from the Southwest corner of said section East to the St. Olaf and Monona road; and that part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) lying South of the Public Highway, in Section Fourteen (14); All in Township Ninety-four (94) North, Range Five (5), West of the 5th P.M. in Clayton County, Iowa;

AND

Lot One (1) of Lot Two (2) in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and Lot One (1) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) in Section Thirteen (13), Township Ninety-four (94) North, Range Five (5), West of the 5th P.M. in Clayton County, Iowa, as recorded in Book 5, Plats, Page 49.

(locally known as the Ihlenfeldt Farm, 18758 Falcon Ave., Farmersburg, IA)