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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

EAV

Prepared by and
Return to: William J. Neppl P.O. Box 2804 (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Address tax statement: LIZJEN, LLC, 3020 Diamond Lane SE, Cedar Rapids, IA 52403-1517

WARRANTY DEED

In consideration of Ten Dollars and other valuable consideration, MARTIN J. KELZER, a single person, and ANGELA MARIE KELZER, a single person, do hereby convey to LIZJEN, LLC, an Iowa limited liability company, the following described real estate located in Delaware County, Iowa:

LOT SIX (6) OF NORTH OAK SUBDIVISION BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE¼ - NE¼) AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW¼ - NE¼) OF SECTION 20, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1999, PAGE 126, EXCEPT UNIT #1 OF BUILDING #1 AND UNIT #2 OF BUILDING #1, AND THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNITS, IN HONEY CREEK CONDOMINIUMS. ACCORDING TO DECLARATION RECORDED IN BOOK 2011, PAGE 2591.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

The Grantor hereby covenants with Grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: June 5, 2013.

MARTIN J. KELZER

STATE OF IOWA, COUNTY OF DELAWARE) ss:

This instrument was acknowledged before me on this 5 day of June, 2013, by MARTIN J. KELZER, a single person.

Iowa Notarial Seal
SAMANTHA FANGMAN
Clerk of District Court-Designee

Notary Public in and for said State
(print name) Sam Fangman

Dated: June 5, 2013

Angela Marie Kelzer
ANGELA MARIE KELZER

STATE OF IOWA, COUNTY OF DELAWARE) ss:

This instrument was acknowledged before me on this 5 day of June, 2013, by ANGELA MARIA KELZER, a single person.

Sam Fangman
Notary Public in and for said State
(print name) Sam Fangman

