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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 30th day
of April AD 2015
Carla K. Becker Auditor
By P. Hildebrand Deputy

ew
Premier Escrow Services
2337 Blairs Ferry Rd NE
Cedar Rapids IA
52402

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Cynthia Hanna Castelletti, 316 2nd St SE, Ste 124, Cedar Rapids, IA 52401, (319) 362-2137

Taxpayer Information: (name and complete address)
Dennis Smith and Sandra Smith
25441 – 207th Avenue, Delhi, Iowa 52223

Return Document To: (name and complete address)
Dennis Smith and Sandra Smith
25441 – 207th Avenue, Delhi, Iowa 52223

Grantors:
ProBuild North, LLC

Grantees:
Dennis Smith and Sandra Smith

Legal Description:

Unit 11 and the undivided 6.250% interest in the land and common elements appurtenant to said Unit, in "The Maples, A Condominium", according to Declaration of Submission of Property to Horizontal Property Regime for The Maples, A Condominium, recorded in Book 2000, Page 2401, and First Amendment to Declaration of Submission of Property to Horizontal Property Regime for The Maples, A Condominium, recorded in Book 2007, Page 1313 and Second Amendment to Declaration of Submission of Property to Horizontal Property Regime for The Maples, A Condominium, recorded in Book 2009, Page 4113, and Third Amendment to Declaration of Submission of Property to Horizontal Property Regime for The Maples, A Condominium, recorded in Book 2010, Page 724; same being located on Lot Seven (7) in The Maples A Subdivision of Lot 8 and Lot 8A of Lake View First Addition, Part of Section 23, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2000, Page 2399

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, ProBuild North, LLC, a limited liability company, does hereby Convey to Dennis Smith and Sandra Smith, husband and wife, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in Linn County, Iowa:

> Unit 11 and the undivided 6.250% interest in the land and common elements appurtenant to said Unit, in "The Maples, A Condominium", according to Declaration of Submission of Property to Horizontal Property Regime for The Maples, A Condominium, recorded in Book 2000, Page 2401, and First Amendment to Declaration of Submission of Property to Horizontal Property Regime for The Maples, A Condominium, recorded in Book 2007, Page 1313 and Second Amendment to Declaration of Submission of Property to Horizontal Property Regime for The Maples, A Condominium, recorded in Book 2009, Page 4113, and Third Amendment to Declaration of Submission of Property to Horizontal Property Regime for The Maples, A Condominium, recorded in Book 2010, Page 724; same being located on Lot Seven (7) in The Maples A Subdivision of Lot 8 and Lot 8A of Lake View First Addition, Part of Section 23, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2000, Page 2399

Subject, nevertheless to all restrictions, easements, covenants and conditions of record.

This conveyance is being made in the ordinary course of Grantor's business. Grantor is a manager-managed limited liability company and the undersigned is authorized to act on behalf of Grantor.

Grantor does Hereby Covenant 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.

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.

ProBuild North, LLC

Dated: 4-28-15

BY: _____
Ryan Petersen, Regional Manager

STATE OF IOWA, COUNTY OF LINN

This instrument was acknowledged before me on this 28 day of April, 2015, by Ryan Petersen as Regional Manager of ProBuild North, LLC.

EVAN R. HUGHES
Commission Number 767121
My Commission Expires
3-14-17

_____
Notary Public – State of Iowa