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Date 2/11/2016 Time 3:06:08PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $66.40
Rev Stamp# 35 DOV# 33

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 12th day
of February A D 2016
Carla K Bather, Auditor
By R. Hilbrand, Deputy

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
B & K Rental Properties, LLC, 20222 247th Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
B & K Rental Properties, LLC, 20222 247th Street, Manchester, Iowa 52057

Grantors:
Steven V. Krogmann
Debbie M. Krogmann

Grantees:
B & K Rental Properties, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 101	Steven E. Carr	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of $42,000.00 Dollar(s) and other valuable consideration,
Steven V. Krogmann and Debbie M. Krogmann, husband and wife
do hereby Convey to B & K Rental Properties, LLC
the following described real estate in Delaware County, Iowa:
That part of Lots Eleven (11) and Twelve (12) of the Subdivision of Lot One (1) of the Subdivision of the Southwest Quarter (SW¼) and the South one-half (S½) of the Northwest Quarter (NW¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 23, described as commencing at a point thirty three (33.0) feet East and sixty seven (67.0) feet North of the Southwest corner of said Lot Twelve (12), thence North sixty (60.0) feet, thence East one hundred twenty (120.0) feet, thence South sixty (60.0) feet, thence West one hundred twenty (120.0) feet to the point of beginning.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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.

Dated: February 11, 2016

Steven V. Krogmann (Grantor)

Debbie M. Krogmann (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 11th day of February, 2016, by Steven V. Krogmann and Debbie M. Krogmann.

Signature of Notary Public

NOTARIAL SEAL IOWA
STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2016

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