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Cindy H. Becker, Auditor
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# WARRANTY DEED

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

**Preparer Information:** (Name, address and phone number)
Werner Hellmer, 137 First Ave. E, PO Box 342, Dyersville, IA 52040, Phone: (563) 875-9733

**Taxpayer Information:** (Name and complete address)
RAM Mini Storage, LLC, 30798 Pin Oak, Dyersville, IA 52040

**Return Document To:** (Name and complete address)
Werner Hellmer, 137 First Ave. E, PO Box 342, Dyersville, IA 52040

**Grantors:**
Melvin H. Nickol
Ruth A. Nickol

**Grantees:**
RAM Mini Storage, LLC

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

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| THE IOWA STATE BAR ASSOCIATION<br>Official Form No. 101 | Werner Hellmer | FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER |
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# WARRANTY DEED

For the consideration of Ten and no/100 Dollar(s) and other valuable consideration, Melvin H. Nickol and Ruth A. Nickol, husband and wife do hereby Convey to RAM Mini Storage, LLC, an Iowa Limited Liability Company the following described real estate in Delaware County, Iowa:

Lot 2W of MELVIN NICKOL PLACE NO. 4, in the City of Dyersville, Delaware County, Iowa, according to the recorded Plat ~~thereof~~ in Book 2004 Page 2269.

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: 3-21-2016

Melvin H. Nickol (Grantor)

Ruth A. Nickol (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 21st day of March, 2016, by Melvin H. Nickol and Ruth A. Nickol, husband and wife.

NOTARIAL SEAL IOWA
BETTE KUBOUSHEK
Commission Number 727004
My Commission Expires
February 23, 2019

Bette Kubousheck
Signature of Notary Public

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