Book 2016 Page 2112

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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $278.40
Rev Stamp# 304 DOV# 301

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 15th day
of August AD 2016
Cora K. Baker, Auditor
By [illegible] Deputy

CSB
% Scott Wegman

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Kruse Family Real Estate, LLC, 2641 Rainbow Road, Greeley, IA 52050

Return Document To: (Name and complete address)
Kruse Family Real Estate, LLC, 2641 Rainbow Road, Greeley, IA 5205

Grantors:
MVC Properties, L.L.C.

Grantees:
Kruse Family Real Estate, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, MVC Properties, L.L.C., an Iowa Limited Liability Company do hereby Convey to Kruse Family Real Estate, LLC, an Iowa Limited Liability Company the following described real estate in Delaware County, Iowa: Lot Two (2) of Earlville ROW Subdivision A Part of Section Twenty-Six (26) And Part of Section Thirty-Five (35) Township Eighty-Nine North (T89N) Range Four West (R4W) Of The Fifth Principal Meridian, City of Earlville, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 101; also Lot Seven (7) of Walling's Subdivision In The NE 1/4 Of The NE 1/4 Of Section 35, T89N, R4W Of The Fifth P.M., City of Earlville, Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 98.

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 on Aug. 11, 2015.

MVC Properties, L.L.C.

Vivian Cairney

By: Vivian Cairney - Sole Member (Grantor) and Manager

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on Aug 11, 2015, by Vivian Cairney, Sole Member and Manager of MVC Properties, L.L.C.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

Signature of Notary Public

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