Entered for taxation 23rd day
of January A D 2017
Carla K. Bodley, Auditor
By P. Hildebrand, Deputy

Recorded: 1/23/2017 at 11:19:58.0 AM
Fee Amount: $17.00
Revenue Tax: $55.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 255
Rev Stamp #25 DOV# 23

WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Kimberly Lange, PO Box 10, Edgewood, IA 52042, (563) 928-7099

Taxpayer Information: (Name and complete address)
Takedown Ranch, LLC, C/O Mike Gaul, 1027 Hwy 13, Strawberry Point, IA 52076

Return Document To: (Name and complete address)
Takedown Ranch, LLC, C/O Mike Gaul, 1027 Hwy 13, Strawberry Point, IA 52076

Grantors:
Edgewood Convalescent Home, Inc.

Grantees:
Takedown Ranch, LLC

Legal description:

Document or instrument number of previously recorded documents:

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WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of $35,000.00 Dollar(s) and other valuable consideration, Edgewood Convalescent Home, Inc., a(n) Corporation organized and existing under the laws of Iowa does hereby Convey to Takedown Ranch, LLC

the following described real estate in Delaware County, Iowa:
Lots Six (6) and Thirteen (13), Block Two (2), Bixby and Minkler's Addition to Edgewood, 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 on January 18, 2017.

Edgewood Convalescent Home, Inc., a(n) Corporation

By _____ TREASURER

By _____

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 18, 2017, by Arthur A. Johnson, Treasurer as Edgewood Convalescent Home, Inc.

KRISTEN M. ARTHUR
Commission Number 758045
My Commission Expires
4-27-18

Kristen M. Arthur
Signature of Notary Public

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