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Carla K. Becker, Auditor
By P. Hilgerdt, Deputy

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SPECIAL WARRANTY DEED

(Corporate/Business Entity Grantor)
The Iowa State Bar Association
Recorder's Cover Sheet

Preparer Information: Oak Tree Properties LLC, 520 4th St. SW Suite A, LeMars, IA 51031 (712) 541-6899

Taxpayer Information: Oak Tree Properties LLC, 520 4th St. SW Suite A, LeMars, IA 51031 (712) 541-6899

Return Document To: Oak Tree Properties LLC, 520 4th St. SW Suite A, LeMars, IA 51031 (712) 541-6899

Grantors: Apple Grove Investments Inc., 520 4th St. SW Suite A, LeMars, IA 51031 (712) 541-6899

Grantees: Oak Tree Properties LLC, 520 4th St. SW Suite A, LeMars, IA 51031 (712) 541-6899

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

SPECIAL WARRANTY DEED

For the consideration of One & 00/100 Dollar ($1.00) and other valuable consideration, Apple Grove Investments Inc., does hereby Convey to Oak Tree Properties LLC the following described real estate in Delaware County, Iowa:

Lot Seventeen (17) of Earl's Western Addition to Nottingham, now Earlville, Iowa according to Plat recorded in Book 7 L.D., Page 38, in the Recorder's office, except that part described as commencing at the Northwest corner of said Lot Seventeen (17), and running thence South along the West Line of said Lot Seventeen (17) to the middle of the vacated alley abutting said lot on the South, thence East Fourteen and five-twelfths (14 5/12) feet, thence North to a point on the North line of said Lot Seventeen (17) that is seven (7) feet East of the point of beginning, thence West to the point of beginning, subject to easements of record

Consideration less than $500.00 Exempt from Declaration of Value as per Iowa Code Chapter 428A.2 (21).

Grantors do Hereby Covenant with Grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through, and under them, except outstanding real estate taxes or tax sales, rental agreements, and special assessments. 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 24, 2017

Apple Grove Investments Inc., an Iowa Corporation

By: _____

Mike Klemme, President

STATE OF IOWA, COUNTY OF PLYMOUTH, ss:

On this 24th day of July, 2017, before me a Notary Public in and for said State, personally appeared Mike Klemme, to me personally known, who being by me, duly sworn, did say that he is the President of Apple Grove Investments Inc., an Iowa Corporation, and that said instrument was signed on behalf of said corporation by authority of its President and the said Mike Klemme acknowledged execution of said instrument to be the voluntary act and deed of said Corporation by it voluntarily executed.

Shelly A Clay

Notary Public

NOTARIAL SEAL IOWA

SHELLY A. CLAY
Commission No. 726279
My Comm. Expires 4-19-20