Env. Fidelity Bank & Trust
P O Box 384
Epworth, IA 52045

Entered for taxation 27th day
of October AD 2017
Carla K. Becker Auditor
By T. Hildebrand Deputy

Book 2017 Page 2961

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# 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)
George Davis, 225 First Avenue East, Dyersville, IA 52040, (563) 875-9112

**Taxpayer Information:** (Name and complete address)
Austin J. Breitbach, 207 Michigan Avenue, Farley, Iowa 52046

**Return Document To:** (Name and complete address)
George Davis, 225 First Avenue East, Dyersville, IA 52040

**Grantors:**
Breitbach Family Holdings, LLC

**Grantees:**
Austin J. Breitbach

**Legal description:**

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

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# WARRANTY DEED
## (CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Breitbach Family Holdings, LLC, a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to Austin J. Breitbach, a single person

the following described real estate in Delaware County, Iowa:
Parcel 2017-51 Part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty Nine (29), Township Eighty-Eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2017, Page 1948, subject to highway and easements of record

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 October 23, 2017.

Breitbach Family Holdings, LLC, a(n) limited liability company

By _____ Craig Breitbach, Member

By _____

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 23, 2017, by Craig Breitbach as Member of Breitbach Family Holdings, LLC.

GEORGE A. DAVIS
Commission Number 800975
My Commission Expires
December 28, 2019

_____
Signature of Notary Public

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