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Document 2018 67 Type 03 001 Pages 2
Date 1/05/2018 Time 2:48:49PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $23.20
Rev Stamp# 16 DOV# 15

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 9th day
of January AD 2018
Carla K. Bodine, Auditor
By P. Hildebrand, Deputy

(ENV)

Return/Send tax statement to: Owen P. Boge 7 W. 3rd St, Earlville, IA 52041 (563) 543-1163
Preparer: Oak Tree Properties, LLC, Jillian Klein, 520 4th St. SW Ste A, Le Mars , IA 51031 712-551-6899

## WARRANTY DEED

For the consideration of Fifteen Thousand and no/100 Dollars ($15,000) and other valuable consideration, Oak Tree Properties, LLC, an Iowa Limited Liability Company, does hereby Convey to Owen P. Boge, 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

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.

Grantor further covenants as follows: Grantor is a manager-managed limited liability company. This conveyance is in the ordinary course of business of Grantor. The person or persons signing below has or have the requisite authority to sign this deed on behalf of the Grantor.

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: January 4, 2018.

Oak Tree Properties, LLC, an Iowa Limited Liability Company

By _____
Mike Klemme, Member

STATE OF IOWA, COUNTY OF Plymouth, ss:

This instrument was acknowledged before me on January 4, 2018, by Mike Klemme as Member of Oak Tree Properties, LLC, an Iowa Limited Liability Company

NOTARIAL SEAL IOWA
JILLIAN KLEIN
Commission Number 803230
My Commission Expires
March 13, 2020

_____
Notary Public