Entered for taxation 10th day
of April AD 2018
Carla K. Becher, Auditor
By P. Hildebrand Deputy

Book 2018 Page 900

Document 2018 900 Type 03 001 Pages 3
Date 4/09/2018 Time 3:17:05PM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $12.80
Rev Stamp# 111 DOV# 125

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)
Matthew A. and Angela M. Mensen, 27580 219th Street, Earlville, Iowa 52041

Return Document To: (Name and complete address)
Marc W. Casey, Attorney at Law, P.O. Box 304, Dyersville, Iowa 52040

Grantors:
Vorwald Family Properties, L.L.C.

Grantees:
Matthew A. Mensen and Angela M. Mensen

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, Vorwald Family Properties, LLC, a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to Matthew A. Mensen and Angela M. Mensen, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common

the following described real estate in Delaware County, Iowa:
Lot Three (3) and Four (4), Block One (1) of the Subdivision of Lot Two (2) of Timbergate Subdivision in Section Thirty Six (36), Township Eighty Nine (89) North, Range Four (4), West of the Fifth Principal Meridian in Delaware County, Iowa, according to plat recorded in Book 4 Plats, Pages 65-67

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 4-2-18.

Vorwald Family Properties, LLC, a(n) limited liability company

By _____
Terry Vorwald, Member

By _____

STATE OF CALIFORNIA, COUNTY OF Los Angeles

This record was acknowledged before me on April 2, 2018, by Terry Vorwald as Member of Vorwald Family Properties, LLC.

Notarial Contents Attached

_____
Signature of Notary Public

NOME SAMUEL UTOMAKILI
COMM. # 2197244
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. MAY 14, 2021

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CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On 4-02-2018 before me, NOME SAMUEL UTOMAKILI (NOTARY PUBLIC)
(Here insert name and title of the officer)

personally appeared Terrance Vorwerk,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOME SAMUEL UTOMAKILI
COMM. # 2197244
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. MAY 14, 2021

Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

WARRANTY DEED
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date 4/2/18

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☑ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.