Recorded: 4/30/2018 at 9:40:56.0 AM
Fee Amount: $22.00
Revenue Tax: $144.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 1112
Rev Stamp #140 DOV# 155

Entered for taxation 30th day
of April AD 2018
Carla A. Becker, Auditor
By P. Hildebrand Deputy

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)
John C. Compton, 116½ W. Mission St. , Box 8, Strawberry Point, IA 52076, (563) 933-4334

Taxpayer Information: (Name and complete address)
William J. Thurn, 407 S. Locust Street, Edgewood, IA 52042

Return Document To: (Name and complete address)
William J. Thurn, 407 S. Locust Street, Edgewood, IA 52042

Grantors:
Takedown Ranch, LLC

Grantees:
William J. Thurn

Legal description:

Document or instrument number of previously recorded documents:

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WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of ---One & no/100--- Dollar(s) and other valuable consideration, Takedown Ranch, LLC, a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to William J. Thurn

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, according to Plat recorded in Book 1 Plats, Page 50 and Corrected Plat recorded in Book 1 Plats, Page 90.

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 4-27-18.

Takedown Ranch, LLC, a(n) Limited Liability Company

By _____
Michael J. Gaul, Manager

By _____
Christopher M. Funk, Manager

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on 4-27-2018, by Michael J. Gaul as Manager of Takedown Ranch, LLC.

LUCAS S. BRADY
Commission Number [illegible]033
My Commission Expires
1-5-22

_____
Signature of Notary Public

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STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on April 25, 2018, by Christopher M. Funk,
as Manager,
of Takedown Ranch, LLC.

JOHN C. COMPTON
Commission Number 129361
My Commission Expires
8-31-2019

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____,
as _____,
of _____.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____,
as _____,
of _____.

Signature of Notary Public