SB

Book 2019 Page 2199

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Date 8/15/2019 Time 11:10:04AM
Rec Amt $7.00 Aud Amt $5.00
Rev Transfer Tax $319.20
Rev Stamp# 316 DOV# 331

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Mark Van Heukelom P.O. Box 2804 (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Return to and Address tax statement: MJB Real Estate, LLC, 2453 330th Avenue, Worthington, IA 52078

WARRANTY DEED

In consideration of Ten Dollars and other valuable consideration, TRI STATE POLISHING, LLC, an Iowa limited liability company, does hereby convey to MJB REAL ESTATE, LLC, the following described real estate located in Delaware County, Iowa:

LOT SIX (6) AND THE WEST FOURTEEN AND ONE-HALF (14½) FEET OF THE SOUTH ONE-HALF (S½) OF LOT FIVE (5), BLOCK ELEVEN (11) IN H.A. CARTER'S ADDITION TO HOPKINTON, IOWA, ACCORDING TO PLAT RECORDED IN BOOK E L.D., PAGE 529

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

$185,000.00 OF THE TOTAL CONSIDERATION PAID BY GRANTEE IN CONNECTION WITH THIS TRANSACTION WAS PAID FOR PERSONAL PROPERTY.

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: 8-5-19, 2019.

TRI STATE POLISHING, LLC

By: Pat Schlichte manager
PAT SCHLICHTE, MANAGER

STATE OF IOWA, COUNTY OF LINN) ss:

This instrument was acknowledged before me on this 5th day of August, 2019, by Pat Schlichte, as Manager of Tri State Polishing, LLC.

NOTARIAL SEAL IOWA
NICOLE JOHNSON
Commission Number 743982
My Commission Expires 11-15-21

Nicole Johnson
Notary Public in and for said State
(print name) Nicole Johnson