Recorded: 9/5/2019 at 12:05:36.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.32
Combined Fee: $20.32
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2423

Prepared by: Patrick M. Courtney 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: Good Age Properties LLC, 114 Alice Street, Aurora, IA 50607

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, DAVID J. YOUNG and TAMI YOUNG, husband and wife, do hereby convey to GOOD AGE PROPERTIES LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

LOT TWENTY SIX (26) OF "CLAIR-VIEW ACRES AT DELHI, IOWA" IN SECTIONS TWENTY-THREE (23) AND TWENTY SIX (26), MILO TOWNSHIP, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2 PLATS, PAGE 200, AND ALL THAT LAND LYING NORTHWESTERLY OF SAID LOT TWENTY SIX (26) WITHIN THE EXTENSIONS OF THE NORTHERLY AND SOUTHERLY LINES OF SAID LOT TWENTY SIX (26) AND EXTENDING TO THE CENTER OF THE MAQUOKETA RIVER; SAME BEING A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY SIX (26), TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE FIVE (5), WEST OF THE FIFTH PRINCIPAL MERIDIAN.

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.

Exempt from Transfer Tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

THIS DEED was prepared at the request of the Grantor(s), without the benefit of a title search, and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 Grantor covenants to warrant and defend the real estate against 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.

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: 9/5/2019, 2019.

DAVID J. YOUNG

TAMI YOUNG

STATE OF IOWA,

ss.

COUNTY OF LINN

This instrument was acknowledged before me on September 5th 2019, by DAVID J. YOUNG and TAMI YOUNG, husband and wife.

Notary Public in and for said State

(print name) Mark Van Heukelom

MARK VAN HEUKELOM
Commission Number 785797
My Commission Expires
August 27, 2020