Recorded: 12/6/2019 at 11:29:22.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $8.58
Combined Fee: $20.58
Revenue Tax: $287.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 3444

BILL OF SALE

Return Document To: Denzel L. Coberly, 22222 260th St., Delhi, IA 52223
Preparer Information: Nathan D. Runde, 2080 Southpark Court Dubuque, Iowa 52003 Phone: (563) 582-2926
Address Tax Statement: Denzel L. Coberly, 22222 260th St., Delhi, IA 52223

For the consideration of the sum of 180,000.00 Dollar(s) and other valuable consideration, Susan J. Larson ("Seller") does hereby sell, transfer and assign to Denzel L. Coberly ("Buyer") the following described personal property, Delaware County, State of Iowa

Leasehold interest in property located at 22222 260th St., Delhi, IA 52223, being a building on leased land of Cooey in Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., Parcel ID #000220300100519

"In addition to ownership of the aforementioned building, Buyer is also entitled to the leasehold interest in the land described above in which the building rests. Buyer has signed a lease with the real property owner more specifically identifying the leasehold rights of Buyer which is incorporated herein by this reference."

Seller hereby covenants with Buyer that Seller is the owner of said personal property, that Seller has good and lawful authority to sell, transfer, and assign the same and that the same is free and clear of all liens, security interests and encumbrances except as may be above stated; and Seller covenants to warrant and defend said personal property against the lawful claims of all persons except as may be above stated.

SELLER HEREBY SELLS, TRANSFERS AND ASSIGNS SAID PERSONAL PROPERTY IN "AS IS" CONDITION. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE IN REGARD TO SAID PERSONAL PROPERTY ARE HEREBY EXCLUDED. THERE ARE NO WARRANTIES OF FITNESS WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.

CERTIFICATION. Buyers and Sellers each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order

©The Iowa State Bar Association 2019
IowaDocs®

or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as the appropriate gender, according to the context.

Dated on 12/4/19.

Susan J. Larson

Denzel L. Coberly

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 3, 2019, by Susan J. Larson

SUSAN K MEYER
Commission Number 798639
My Commission Expires
8-9-22

Signature of Notary Public

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 4, 2019, by Denzel L. Coberly

KIMBERLY L. BISHOP
Commission Number 765569
Iowa
My Commission Expires August 15, 2020
NOTARIAL SEAL

Signature of Notary Public