Chg $5.00 Full Iowa Realty

Book 2020 Page 1138

Document 2020 1138 Type 03 001 Pages 2
Date 4/22/2020 Time 10:06:20AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $463.20
Rev Stamp# 159 DOV# 153

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information:
Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Marvin J. Yoder and Mary Ann Yoder, 2958 220th Ave, Delhi, Iowa 52223

Return Document To:
Marvin J. Yoder and Mary Ann Yoder, 2958 220th Ave, Delhi, Iowa 52223

Grantors:
Keith's Rolling Hills, LLC

Grantees:
Marvin J. Yoder and Mary Ann Yoder

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

Warranty Deed
(Corporate/Business Entity Grantor)

For the consideration of $290,000.00 Dollar(s) and other valuable consideration, Keith's Rolling Hills, LLC, a limited liability company organized and existing under the laws of Iowa does hereby Convey to Marvin J. Yoder and Mary Ann Yoder, 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 Two (2) of Keith's Third Subdivision Part of the SW 1/4 and Part of the SW 1/4 of the SE 1/4 Sec. 30, T88N, R4W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2019, Page 154.

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: April 20, 2020.

Keith's Rolling Hills, LLC, a limited liability company

By _____
William M. Keith, Jr., Manager

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on April 20, 2020, by William M. Keith, Jr. as Manager of Keith's Rolling Hills, LLC.

Mary Kay Starks
Signature of Notary Public

NOTARIAL SEAL IOWA
MARY KAY STARKS
Commission Number 773649
My Commission Expires
June 29, 2021

©The Iowa State Bar Association 2020
IowaDocs®