Recorded: 4/29/2020 at 8:55:42.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $4.70
Combined Fee: $16.70
Revenue Tax: $79.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 1258

WARRANTY DEED

Return to: Tenderloin Ranch, LLC, 23615 Highwater Rd., Manchester IA 52057
Taxpayer: Tenderloin Ranch, LLC, 23615 Highwater Rd., Manchester IA 52057
Preparer: Matthew G. McQuillen, 301 E. Main St., PO Box 228 Anamosa, Iowa 52205, Phone: (319) 462-3577

For the consideration of One Dollar(s) and other valuable consideration, Steven J. Sheppard and Mary K. Sheppard, husband and wife do hereby Convey to Tenderloin Ranch, LLC the following described real estate in Delaware County, Iowa: PARCEL 2020-35, part of the SW¼ SE¼ of Section 3, T87N, R6W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 220, Page 818, containing 2.86 acres, subject to easements of record.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the 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 on April 28, 2020

Steven J. Sheppard (Grantor)

Mary K. Sheppard (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 28, 2020, by Steven J. Sheppard and Mary K. Sheppard, husband and wife.

JANETTE S VOSS
Commission Number 165769
My Commission Expires
July 15, 2022

Signature of Notary Public

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