Recorded: 5/11/2020 at 10:39:41.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $831.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 1391

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

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

Taxpayer Information:
Michael J. and Eden C. Gaul, 1027 Hwy 13, Strawberry Point, IA 52076

Return Document To:
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057

Grantors:
Takedown Ranch, LLC

Grantees:
Michael J. Gaul and Eden C. Gaul

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED
JOINT TENANCY

For the consideration of $520,000.00 Dollar(s) and other valuable consideration, Takedown Ranch, LLC, an Iowa Limited Liability Company does hereby Convey to Michael J. Gaul and Eden C. Gaul, 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:

Parcel 'B' In The SW ¼ of the NW Frl ¼ of Sec. 4, T90N, R5W Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2004, Page 1653.

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: May 8 ,2020.

Takedown Ranch, LLC

By: Chris Funk – Member and Manager, Grantor

By: Michael J. Gaul – Member and Manager, Grantor

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on May 7, 2020, by Chris Funk, as Member and Manager, of Takedown Ranch, LLC

Nancy L Keppler
Signature of Notary Public

NANCY L. KEPPLER
Commission Number 181532
My Commission Expires
10-06-2022

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STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on May 8, 2022, by Michael G. Gaul, as Member and Manager, of Takedown Ranch, LLC.

Signature of Notary Public

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2022