Recorded: 5/28/2020 at 9:45:11.0 AM
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: 2020 PG: 1655

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Peter D. Arling, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, Iowa 52001
Phone: (563) 557-8400 (pan)

Taxpayer Information:
HWMRE 1, LLC, 22140 261st Street, Delhi, IA 52223

Return Document To:
Peter D. Arling, 1000 Main Street, Dubuque, Iowa 52001

Grantor:
Hartwick Marina, Inc.

Grantee:
HWMRE 1, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

#

WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other valuable consideration, Hartwick Marina, Inc., an Iowa corporation, does hereby Convey to HWMRE 1, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

Lot Two (2) of Hartwick Lake Club North Fifth Subdivision Part of the SW¼ - Fr. SW ¼, Part of Lot 4 of Hartwick Lake Club North Third Subdivision Sec. 19, T88N, R4W of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2015, Page 644, subject to easements, restrictions and reservations of record.

AND

Lot 4, Hartwick Lake Club North Sixth Subdivision, a subdivision of Lot 1 of Hartwick Lake Club North Fifth Subdivision, Delaware County, Iowa, according to the Plat thereof recorded in Book 2017, Page 239, Records of the Recorder of Delaware County, Iowa, subject to easements and restrictions of record.

This deed is exempt according to Iowa Code 428A.2(21).

Grantor does Hereby Covenant with grantee, and successors in interest, that grantor 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 grantor Covenants 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 28, 2020

Hartwick Marina, Inc., Grantor

By: _____
Christopher G. Stender, its Manager

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 28, 2020 by Christopher G. Stender, as Manager of Hartwick Marina, Inc.

LARRY R. HILLERS
Commission Number 004824
My Commission Expires
April 07, 2023

_____
Signature of Notary Public

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