Recorded: 5/28/2020 at 9:45:12.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.41
Combined Fee: $25.41
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 1656

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 2, LLC, 22140 261st Street, Delhi, IA 52223

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

Grantor:
Z & M Holdings, L.L.C.

Grantee:
HWMRE 2, 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, Z & M Holdings, L.L.C., an Iowa limited liability company, does hereby Convey to HWMRE 2, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

Parcel U, Part of the NW ¼-NW ¼ Sec. 30, T88N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2004, Page 1752.

AND

All lake frontage running to the waterfront and then at right angles to the middle of Lake Delhi, also called Hartwick Lake, in respect to and adjoining premise known as: Parcel U, Part of the NW ¼-NW ¼ Sec. 30, T88N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2004, Page 1752.

AND

That part of the Northwest fractional Quarter (NWfr¼) of the Northwest Quarter (NW¼) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M. described as commencing at the Northwest corner of said Section Thirty (30) and running thence South 2° 15' East one hundred forty one and one-tenth (141.1) feet, thence South 30° 11' East three hundred two and one-tenth (302.1) feet, thence South 62° 07' East one hundred seventy four and six-tenths (174.6) feet to the point of beginning, thence North 46° 62' East ninety seven and five-tenths (97.5) feet, thence South 76° 49' East three hundred forty four and one-tenth (344.1) feet, thence South two hundred six and six-tenths (206.6) feet, thence North 62° 07' West four hundred fifty eight and nine-tenths (458.9) feet to the point of beginning, 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.

©The Iowa State Bar Association 2020
IowaDocs®

#

#

Dated: May 28th, 2020

Z & M Holdings, L.L.C., 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, Manager of Z & M Holdings, L.L.C.

_____
Signature of Notary Public

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

©The Iowa State Bar Association 2020
IowaDocs®

#