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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Taxpayer: JGA, LLC, c/o Jered J. Rave, 18698 166th Ave, Manchester, Iowa 52057
Preparer: Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057, Phone: (563) 927-5920

WARRANTY DEED

For the consideration of $10.00 Dollar(s) and other valuable consideration, Angela S. Rave and Jered J. Rave, wife and husband do hereby Convey to JGA, LLC, an Iowa limited liability company the following described real estate in Delaware County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).
Lot Six (6) of Friedlein Subdivision, a subdivision of Lot Four (4), except the East two hundred (200) feet thereof, of West Commercial Subdivision of part of the Northwest Quarter of the Northeast Quarter (NW ¼ - NE ¼) of Section Thirty-one (31), Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 147.

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: June 1st, 2020

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Angela S. Rave, Grantor

Jered J. Rave, Grantor

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on June 1st, 2020, by Angela S. Rave and Jered J. Rave, wife and husband.

Signature of Notary Public

WANDA K HILLERS NOTARIAL SEAL IOWA Commission Number 704150 My Comm. Expires 12-7-2022