Book 2020 Page 2510

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SPECIAL WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
David A. Brown, 6150 Village View Drive, Ste. 113, West Des Moines, IA 50266, Phone: (515) 279-1111

Taxpayer Information: (name and complete address)
Gary D. Vontalge and Dona L. Vontalge
913 Tanglewood Trail
Manchester, IA 52057

Return Document To: (name and complete address)
Gary D. Vontalge and Dona L. Vontalge
913 Tanglewood Trail
Manchester, IA 52057

Grantors:
IPE1031 REV327, LLC

Grantees:
Gary D. Vontalge and Dona L. Vontalge

Legal Description: See Page 2

Document or instrument number of previously recorded documents

SPECIAL WARRANTY DEED

For the consideration of One ($1.00) and no/100 Dollar(s) and other valuable consideration, IPE1031 REV327, LLC, does hereby Convey to Gary D. Vontalge and Dona L. Vontalge the following described real estate in Delaware County, Iowa:

Parcel 2019-79 being part of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4), all of the Southeast Quarter of the Northeast Quarter (SE1/4-NE1/4), and part of the Northeast Quarter of the Southeast Quarter (NE1/4-SE1/4); all in Section Twenty-four (24), Township Eighty-nine (89) North, Range Six (6) West of the 5th P.M., in Delaware County, Iowa; and Parcel 2019-81 being part of the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW1/4-NW1/4), part of the Fractional Southwest Quarter of the Northwest Quarter (Frl. SW1/4-NW1/4), and part of the Fractional Northwest Quarter of the Southwest Quarter (Frl. NW1/4-SW1/4); all in Section Nineteen (19), Township Eighty-nine (89) North, Range Five (5) West of the 5th P.M., in Delaware County, Iowa, according to a Plat recorded at Book 2019 Page 3125.

IPE1031 REV327, LLC is a Limited Liability Company managed by its manager, IPE 1031 Accommodators, LLC, the sole manager. This conveyance of real estate is made in the ordinary course of the Company's business and David A. Brown, as President of IPE 1031 Accommodators, LLC, has full authority to sign documents of conveyance on behalf of the Limited Liability Company.

Grantors do Hereby Covenant with grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: July 13th, 2020

IPE1031 REV327, LLC,
an Iowa limited liability company

By: IPE 1031 Accommodators, LLC,
an Iowa limited liability company
Its: Sole member
By: _____
David A. Brown
Its: President

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on the 13th day of July, 2020 by David A. Brown as President of IPE 1031 Accommodators, LLC, an Iowa limited liability company, the sole member of IPE1031 REV327, LLC, an Iowa limited liability company.

_____
Notary Public

REBECCA S. ESLINGER
Commission Number 166837
My Commission Expires
10/6/2020