Book 2020 Page 3213
Document 2020 3213 Type 03 001 Pages 2
Date 9/18/2020 Time 10:13:41AM
Rec Amt $12.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644; Tel: (319) 334-3704
Taxpayer information: Contango, LLC, 1771-6 Golf Course Blvd., Independence, IA 50644
Return To: Brian C. Eddy, Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644

WARRANTY DEED & ASSIGNMENT OF CONTRACT

For the Consideration of One Dollar(s) and other valuable consideration, Shane M. Beatty and Molly J. Beatty, husband and wife, and Travis Smock, a single person, do hereby Convey and assign to Contango, LLC, an Iowa Limited Liability Company, all right, title and interest in the real estate and Vendor interest in the real estate contract recorded May 28, 2020 as Document No. 2020 1661, in the records of the Delaware County, Iowa Recorder, for the following described real estate in Delaware County, Iowa:

Lot 3 of McIntosh Second Addition, a Subdivision of part of the NW ¼ of the NW ¼ of Section Thirty-Three (33), Township 89 North, Range 5, West of the 5th P.M., Manchester, Iowa.

*This deed is exempt according to Iowa Code 428A.2(15). (21)

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.

This Assignment is subject to the covenants, terms, conditions and payments contained in the above-described Real Estate Contract.

IN WITNESS WHEREOF, the parties have executed this agreement as their free and voluntary act and deed, on the date indicated by each signature.

GRANTORS/ASSIGNORS

By: Shane M. Beatty — Date: 8/31/2020

By: Molly J. Beatty — Date: 8/31/2020

By: Travis Smock — Date: 8/31/2020

STATE OF IOWA, COUNTY OF BUCHANAN

This instrument was acknowledged before me on August 31, 2020, by Shane Beatty.

MARISSA BENISCHEK
Notarial Seal - Iowa
Commission Number 817793
My Commission Expires Jul 5, 2022

Notary Public

STATE OF IOWA, COUNTY OF BUCHANAN

This instrument was acknowledged before me on August 31, 2020, by Molly Beatty.

MARISSA BENISCHEK
Notarial Seal - Iowa
Commission Number 817793
My Commission Expires Jul 5, 2022

Notary Public

STATE OF IOWA, COUNTY OF BUCHANAN

This instrument was acknowledged before me on August 31, 2020, by Travis Smock.

SARAH VAN BUREN
Notarial Seal - Iowa
Commission Number 799425
My Commission Expires Sep 23, 2022

Notary Public