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Book 2020 Page 3941
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Date 11/03/2020 Time 1:21:49PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $543.20
Rev Stamp# 490 DOV# 483
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Davin C. Curtiss, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, Iowa 52001
Phone: (563) 557-8400 (kmp)

Taxpayer Information:
2372 180th Avenue LLC, 501 Tahoe Court, Farley, IA 52046

Return Document To:
(X) 2372 180th Avenue LLC, 501 Tahoe Court, Farley, IA 52046

Grantors:
Edward D. Tschiggfrie and Joan C. Tschiggfrie

Grantees:
2372 180th Avenue, 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, Edward D. Tschiggfrie and Joan C. Tschiggfrie, husband and wife, do hereby Convey to 2372 180th Avenue, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

> Lot Two (2) of Tschiggfrie's Subdivision, a Replat of State's Subdivision, Lots 1-3 and Lots 6-9 Through Lots 10-13, Except Parcel A, all in Section 9 – T88N – R5W, Delaware County, Iowa, according to plat recorded in Book 2009, Page 2162, subject to easements and restrictive covenants of record.

Grantor does Hereby Covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that he 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: October 27th, 2020

Edward D. Tschiggfrie, Grantor

Joan C. Tschiggfrie, Grantor's Spouse

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 27th, 2020, by Edward D. Tschiggfrie and Joan C. Tschiggfrie.

Signature of Notary Public Ty Malcom

commission expires 04-04-22

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