Recorded: 12/4/2020 at 8:03:11.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $59.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4455

WARRANTY DEED
(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Cindy Kudrna, PO Box 94, Delhi, Iowa 52223

Return Document To: (Name and complete address)
Cindy Kudrna, PO Box 94, Delhi, Iowa 52223

Grantors:
316 Franklin Street, L.L.C.

Grantees:
Cindy Kudrna

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Thirty seven thousand five hundred and 00/100 ($37,500.00) Dollar(s) and other valuable consideration, 316 Franklin Street, L.L.C. a corporation organized and existing under the laws of Iowa does hereby Convey to Cindy Kudrna the following described real estate in Delaware County, Iowa:

Lot 2 of Hobbs' Meadows Estates, City of Delhi, Delaware County, Iowa, according to plat recorded in Book 2020, Page 536

The Corporation hereby covenants with grantees, and successors in interest, that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated on 11/25/2020.

316 Franklin Street, L.L.C., a(n) a(n) Iowa corporation

By Marla J Wulfekuhle
Marla Wulfekuhle, member

By _____

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 25, 2020, by Marla Wulfekuhle as member of 316 Franklin Street, L.L.C.

NOTARIAL SEAL IOWA
SARAH STEGER
Commission Number 785281
My Commission Expires
7/22/23

Signature of Notary Public

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