Recorded: 1/8/2021 at 8:19:59.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $279.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 109

WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
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)
John and Stephanie Georgen, 2313 Jefferson Rd., Manchester, IA 52057

Return Document To: (Name and complete address)
John and Stephanie Georgen, 2313 Jefferson Rd., Manchester, IA 52057

Grantors:
A Plus Investments, LLC

Grantees:
John C. Georgen, Jr.
Stephanie A. Georgen

Legal description:

Document or instrument number of previously recorded documents:

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WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of $175,000.00 Dollar(s) and other valuable consideration, A Plus Investments, LLC, a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to John C. Georgen, Jr. and Stephanie A. Georgen, husband and wife as joint tenants with full rights of survivorship, and not as tenants in common the following described real estate in Delaware County, Iowa:

an undivided 1/2 interest in Lots Fifteen (15) and Fifteen-A (15A) of Lake View First Addition to Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 42, superseded by plat recorded in Book 6 Plats, Page 55, except that part described as commencing at the Northeast corner of said Lot Fifteen-A (15A), thence Northwesterly along the Northerly line of said Lot a distance of fifteen (15) feet, thence Southwesterly on a line parallel to the East line of said Lot a distance of twenty five (25) feet, thence Southeasterly parallel to the North line of said Lot a distance of fifteen (15) feet, thence Northeasterly along the East line of said Lot a distance of twenty five (25) feet to the point of beginning, per Resurvey recorded in Book 2002, Page 647 and amended in Book 2002, Page 1895. Subject to easements and restrictions of record.

The grantor 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 12/29/2020.

A Plus Investments, LLC, a(n) Limited Liability Company

By _____ Anna M. Smith, Member

By _____

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 12-29-2020, by Anna M. Smith as Member of A Plus Investments, LLC.

LINDA A. BESSEY
Commission Number 116084
My Commission Expires
1-14-2023

_____
Signature of Notary Public

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