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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# WARRANTY DEED
## Recorder's Cover Sheet

**Preparer Information:**
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

**Taxpayer Information:**
Pork Chop Ranch, LLC, 1826 180th Street, Manchester, IA 52057

**Return Document To:**
Pork Chop Ranch, LLC, 1826 180th Street, Manchester, IA 52057

**Grantors:**
Gary R. Nieman and
Zeta F. Nieman

**Grantees:**
Pork Chop Ranch, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

# WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, Gary R. Nieman and Zeta F. Nieman, husband and wife do hereby Convey to Pork Chop Ranch, LLC, an Iowa Limited Liability Company the following described real estate in Delaware County, Iowa:

Parcel 2020-96, part of the West three-quarters (W¾) of the West one-half (W½ ) of the Northeast Quarter (NE ¼) of Section 12, T88N, R6W of the 5th P.M., according to plat recorded at Book 2020, Page 3657.

Together with a permanent easement over and across that area lying directly east of Parcel 2020-96 between the east line of Parcel 2020-96 and the fence representing the east boundary of the Grantors' real estate, for the purpose of allowing the permanent usage by the titleholder of Parcel 2020-96 of said real estate and the well located on said real estate.

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.

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: Jan 14, ~~2020~~ 2021.

Gary R. Nieman, Grantor

Zeta F. Nieman , Grantor

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on Jan 14, 2021, by Gary R. Nieman and Zeta F. Nieman, husband and wife .

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2022

Signature of Notary Public

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