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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
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)
GBTC Acres, LLC, 1794 Honey Creek Road, Manchester, Iowa 52057

Return Document To: (Name and complete address)
GBTC Acres, LLC, 1794 Honey Creek Road, Manchester, Iowa 52057

Grantors:
Shelia D. Smith

Grantees:
GBTC Acres, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of $590,000.00 Dollar(s) and other valuable consideration, Shelia D. Smith, a single person do hereby Convey to GBTC Acres, LLC as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: The Southeast Quarter (SE¼) of the Northwest Quarter (NW¼), the Southwest Quarter (SW¼) of the Northest Quarter (NE¼), the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) and the East one-half (E½) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), all in Section Fourteen (14), Township Ninety (90) North, Range Six (6), West of the Fifth P.M., except that part included in Parcel "A" Consisiting Of Part Of The Southwest Quarter Of The Northwest Quarter (SW¼-NW¼), Part Of The Southeast Quarter Of The Northwest Quarter (SE¼-NW¼) And Part Of The Southwest Quarter Of The Northeast Quarter (SW¼-NE¼); All in Section 14, Township 90 North, Range 6 West Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 176.

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 on 1-5-2021

Shelia D. Smith

Shelia D. Smith (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF FLORIDA, COUNTY OF BREVARD

This record was acknowledged before me on JANUARY 5, 2021, by SHELIA D. SMITH.

DEBORAH ANN BROWN
MY COMMISSION # GG 943400
EXPIRES: April 30, 2024
Bonded Thru Notary Public Underwriters

Signature of Notary Public

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