Recorded: 1/25/2021 at 3:00:00.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $244.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 338

WARRANTY DEED

(Several Grantors)

Recorder's Cover Sheet

Preparer Information:
Brian J. Kane, 2100 Asbury Rd, Ste 2, Dubuque, IA 52001
Phone: (563) 582-7980

Taxpayer Information:
Dyersville Ready Mix, Inc. d/b/a BARD Materials, PO Box 246, Dyersville, IA 52040

Return Document To:
Dyersville Ready Mix, Inc. d/b/a BARD Materials, PO Box 246, Dyersville, IA 52040

Grantors:
Ricky L. Kuhlman and Jane A. Kuhlman
Reid E. Kuhlman and Jane M. Kuhlman

Grantees:
Dyersville Ready Mix, Inc. d/b/a BARD Materials

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(Several Grantors)

For the consideration of ten ($10.00) Dollars and other valuable consideration, Ricky L. Kuhlman and Jane A. Kuhlman, husband and wife, and Reid E. Kuhlman and Jane M. Kuhlman, husband and wife, do hereby Convey to Dyersville Ready Mix, Inc. d/b/a BARD Materials the following described real estate in Dubuque County, Iowa:

> Commencing at the Northwest corner of the Northwest fractional Quarter (NWfr1/4) of the Northeast Quarter (NE1/4) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth Principal Meridian, thence North 89° 45' East four hundred seventy seven and forty eight one-hundredths (477.48) feet, thence South 2° 19' West one thousand four hundred sixteen and nine one-hundredths (1416.09) feet to the South line of Lot One (1) of the Subdivision of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section Four (4), thence North 87° 50' West four hundred forty seven (447.0) feet, thence North 2° 19' East one hundred three and one-tenth (103.1) feet to the Northwest corner of said Lot One (1), thence South 89° 52' West thirty (30.0) feet to the West line of said Northwest fractional Quarter (NWfr1/4) of the Northeast Quarter (NE1/4), thence North 2° 19' East one thousand two hundred ninety one and sixty two one-hundredths (1291.62) feet to the point of beginning, except the North five hundred (500) feet of the South seven hundred (700) feet of the West two hundred ninety-five (295) feet thereof.

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: January 25, 2021.

Ricky L. Kuhlman, Grantor

Jane A. Kuhlman, Grantor

Reid E. Kuhlman, Grantor

Jane M. Kuhlman, Grantor

STATE OF **IOWA**, COUNTY OF Dubuque

This record was acknowledged before me on January 25, 2021, by Ricky L. Kuhlman and Jane A. Kuhlman, husband and wife.

KEVIN T. DEENY
Commission Number 712320
My Commission Expires
August 31, 2022

Signature of Notary Public

STATE OF **IOWA**, COUNTY OF Delaware

This record was acknowledged before me on January 21, 2021, by Reid E. Kuhlman and Jane M. Kuhlman, husband and wife.

TARA M. McSHANE
Commission Number 746469
My Commission Expires
4-18-2022

Signature of Notary Public