env fidelity Bank + Trust

Book 2021 Page 1084

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
R. Ron Pogge, 2700 Grand Ave., Ste. 111, Des Moines, IA 50312 (515) 244-0111

Taxpayer Information: (name and complete address)
Jeff Nefzger, 2180 265th Ave., Earlville, IA 52041

Return Document To: (name and complete address)
R. Ron Pogge, 2700 Grand Ave., Ste. 111, Des Moines, IA 50312

Grantors:
Mills Group, LLC

Grantees:
Jeff Nefzger

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

Warranty Deed
(Corporate/Business Entity Grantor)

For the consideration of One Dollar(s) and other valuable consideration, Mills Group, LLC, organized and existing under the laws of Iowa does hereby Convey to Jeff Nefzger the following described real estate in Delaware County, Iowa:

That part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) and of Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-Five (35), Township Eighty-nine (89) North, Range Four (4), West of the 5th P.M., in Delaware County, Iowa, described as: Commencing at a point which is two hundred sixty-one and seven tenths (261.7) feet North and one hundred ninety-two and three tenths (192.3) feet East of the Southwest Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-five (35), running thence North five hundred (500) feet, thence West one hundred twenty-one and two-tenths (121.2) feet, thence South 29°18' West four hundred fifty-two (452.0) feet, thence South 23°45' East fifty-eight and three tenths (58.3) feet, thence North 89°15' East two hundred ninety (290.0) feet to the point of beginning; Delaware County, Iowa.

This deed is in full satisfaction of the Real Estate Installment Contract dated May 15, 2015, filed June 18, 2015 in Book 2015 at Page 1561 in the Delaware County Recorder's Office.

Declaration of Value: $140,000.00

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.

[SIGNATURE PAGE TO FOLLOW]

Dated: March 15, 2021.

Mills Group, LLC

By _____
Brad E. Mills, Member and Manager

STATE OF IOWA, COUNTY OF KEOKUK

This record was acknowledged before me on March 15, 2021, by Brad E. Mills as Member & Manager of Mills Group, LLC.

_____
Signature of Notary Public

NOTARIAL SEAL IOWA

MADALYN GIESLER
Commission Number 822377
My Commission Expires
November 22, 2022