Recorded: 4/26/2021 at 3:23:40.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $719.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1514

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076, Phone: 563-933-4334

Taxpayer Information: BJAWK, LLC, 3004 Rainbow Drive, Cedar Falls, IA 50613

Return Document To: BJAWK, LLC, 3004 Rainbow Drive, Cedar Falls, IA 50613

Grantors: Bradley R. Sampson and Sheryl A. Sampson

Grantees: BJAWK, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Bradley R. Sampson and Sheryl A. Sampson, husband and wife, do hereby Convey to BJAWK, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

All that part of the South one-fourth (S ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) and of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Two (2) lying North of Iowa Highway No. 3 and West of the County Road; and the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) and the South one-half (S ½) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Three (3); and that part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Ten (10) lying North of the right-of-way of Iowa Highway No. 3, all in Township Ninety (90) North, Range Four (4), West of the Fifth Principal Meridian, in Delaware County, Iowa, except highways.

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: April 19, 2021.

Bradley R. Sampson, Grantor

Sheryl A. Sampson, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 19, 2021 by Bradley R. Sampson and Sheryl A. Sampson, husband and wife.

JOHN C COMPTON
Commission Number 129361
My Commission Expires
8-31-2022

Signature of Notary Public

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