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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $191.20
Rev Stamp# 161 DOV# 156

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Werner Hellmer, 137 First Avenue E, PO Box 342, DYERSVILLE, IA 52040-0342, Phone: 563-875-9733

Taxpayer Information: J.A. Heavens & Sons, LLC, 866 5th ST SW, Dyersville, IA 52040

Return Document To: Werner Hellmer, 137 First Avenue E, PO Box 342, DYERSVILLE, 52040-0342

Grantors: Dave J. Loeffelholz and Jeanine M. Loeffelholz

Grantees: J.A. Heavens & Sons, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Dave J. Loeffelholz and Jeanine M. Loeffelholz, husband and wife, do hereby convey to J.A. Heavens & Sons, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot 9 and Lot 10 and the West 35 feet of Lot 11, all in Block Five of H.A. Carter's Addition in Hopkinton, Delaware County, Iowa, subject to easements of record

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: May 3, 2021.

Dave J. Loeffelholz, Grantor

Jeanine M. Loeffelholz, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 5/3/21, 2021 by Dave J. Loeffelholz and Jeanine M. Loeffelholz.

Signature of Notary Public

NOTARIAL SEAL IOWA

NELS PETERSEN
Commission Number 194944
My Commission Expires
2-19-27

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