Recorded: 1/18/2022 at 1:39:40.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $279.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 200

Prepared by: Ann M. Klostermann McCrea
Nazette, Marner, Nathanson, Shea
615 – 2nd Street SW
Cedar Rapids, Iowa 52404
Telephone: 319-366-1000
Facsimile: 319-313-7849

Return to/Taxpayer Address:
Herman Estates LLC
23052 – 322nd Street
Elkport, Iowa 52044

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other valuable consideration Edgewood Locker Event Center, LLC, a Limited Liability Company, does hereby convey to Herman Estates LLC, a Limited Liability Company, the following described real estate in Delaware County, Iowa:

Lot On (1) and the North twenty (20) feet of Lot Two (2) of Woods Edge Addition to Edgewood, a Subdivision in Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 52.

together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

Grantor does hereby covenant with grantee, and successors in interest, that grantor holds 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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 12, 2022

Edgewood Locker Event Center, LLC
By: Luke Kerns
Its: Manager/Member

STATE OF IOWA)
) SS:
COUNTY OF Clayton)

On this 12 day of January, 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared Luke Kerns to me personally known, who being by me duly sworn, did say that he is the Manager/Member of the company executing the foregoing instrument; that no seal has been procured by the company; that the instrument was signed on behalf of the company by authority of its unitholders; and that Luke Kerns acknowledged the execution to be the voluntary act and deed of the company, by it and by him voluntarily executed.

ELISE P. BERGAN
Commission Number 711108
MY COMM. EXP. 8-6-22

Notary Public in and for State of Iowa