Recorded: 3/18/2022 at 3:18:53.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $911.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 895

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: 20571, L.L.C., 2148 145th Avenue, Manchester, IA 52057

Return Document To: Rory R. Brown, 20571 249th , Manchester, IA 52057

Grantors: Rory R. Brown and Linda M. Brown

Grantees: 20571, L.L.C.

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, Rory R. Brown and Linda M. Brown, husband and wife, do hereby Convey to 20571, L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lots Nineteen (19) and Twenty (20) of Logan's Second Subdivision Of Part of the South one-half (S1/2) of Section Fourteen (14) and Part of the Northeast Quarter (NE1/4) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 55; and that part of the South one-half (S1/2) of said Section Fourteen (14) described as beginning at the Westernmost corner of said Lot Twenty (20), thence South 39° 57' West three hundred thirty four and fifty five hundredths (334.55) feet on a line parallel with the Southeasterly line of said Lot Twenty (20), thence South 35° 09' East seventy seven and three-tenths (77.3) feet to the projected Southeasterly line of said Lot Twenty (20), thence South 64° 22' East seventy one and ninety five hundredths (71.95) feet, thence North 39° 57' East three hundred twenty three and sixty three hundredths (323.63) feet to the most Southerly corner of said Lot Nineteen (19), thence North 44° 54' West seventy (70) feet along the Southwesterly line of said Lot Nineteen (19), thence North 44° 54' West seventy five (75) feet along the Southwesterly line of said Lot Twenty (20) to the point of beginning; also all lake frontage running to the middle of the Maquoketa River bed with respect to said Lots Nineteen (19) and Twenty (20); also Lot Four (4) of Logan's Sixth Subdivision To Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 82, together with the thirty (30) foot wide road surrounding said Lot and also the North thirty three (33) feet of Lot One (1) of said Logan's Sixth Subdivision and also the thirty (30) foot wide road running along and abutting the Easterly and Southerly line of Lot One (1) of said Logan's Sixth Subdivision; also the North thirty three (33) feet of Lots One (1), Two (2), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12) of Logan's Fourth Subdivision, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 186

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.

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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: March 17, 2022

Rory R. Brown, Grantor

Linda M. Brown, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on March 17, 2022 by Rory R. Brown and Linda M. Brown, husband and wife.

NOTARIAL SEAL IOWA
SUSAN K MEYER
Commission Number 798639
My Commission Expires
3-9-22

Signature of Notary Public