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Document 2022 3522 Type 03 001 Pages 2
Date 11/30/2022 Time 1:56:16PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $39.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Olliemoe Holdings, LLC, 500 Lincoln Street, Manchester, IA 52057

Return Document To: Olliemoe Holdings, LLC, 500 Lincoln Street, Manchester, IA 52057

Grantors: James Turman

Grantees: Olliemoe Holdings, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Twenty-Five Thousand Dollar(s) and other valuable consideration, James Turman, a single person, does hereby Convey to Olliemoe Holdings, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Nine Hundred Seven (907), Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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. **This deed excepts from warranty the mechanic's lien filed October 10, 2022 (MNLR #035700-0) which arose from buyer's actions and by acceptance of this deed buyer acknowledges same.**

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: Nov 22-2022.

James Turman, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 22, 2022 by James Turman, single.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30,2025

Signature of Notary Public