Recorded: 12/21/2022 at 3:56:33.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $112.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3745

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644
Taxpayer: Peak Property Solutions, LLC, 2101 290th Street, Rowley, IA 52057
Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644; (319) 334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, DDF Properties, LLC, an Iowa Limited Liability Company, does hereby Convey to Peak Property Solutions, LLC, an Iowa Limited Liability Company, the following described real estate in Delaware County, Iowa:

The South one-half (S ½) of the East seventy-five (75.0) feet of Lot Nineteen (19), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245; excepting any instruments of record which might affect the title to the above-described part of lot, wherein descriptions were made on the basis that said lot was two hundred ten (210.0) feet in its dimensions.

* 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.

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: December 21, 2022.

Nicholas D. Dennie, Manager

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on 12-21-22, by Nicholas D. Dennie, Manager of DDF Properties, LLC.

NOTARIAL SEAL IOWA
ANDREW J HAUBER
COMMISSION NO. 784331
MY COMMISSION EXPIRES
5/30/2023

Signature of Notary Public