Recorded: 12/27/2022 at 11:50:09.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $535.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3757

Return To: 523-525 Belknap Street, LLC, Attn: Kirsten Erica Redborg, 135 Brian Dr., Chehalis, WA 98532

Taxpayer: 523-525 Belknap Street, LLC, Attn: Kirsten Erica Redborg, 135 Brian Dr., Chehalis, WA 98532

Preparer: Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736, Phone: (563) 927-2782

WARRANTY DEED

For the consideration of Three Hundred Thirty-Five Thousand Dollar(s) and other valuable consideration, David W. McGraw and Katherine M. McGraw, husband and wife, do hereby convey to 523-525 Belknap Street, LLC, the following described real estate in Delaware County, Iowa:

> Lots Twelve (12) and Thirteen (13) of Keegan's Subdivision to Ryan, Iowa, according to plat recorded in Book 2 Plats, Page 162, subject to covenants, conditions, restrictions, and easements of record, and easements not of record but evidenced by usage.
>
> 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 20th, 2022

PATRICIA COLEMAN
Commission Number 719121
My Comm. Exp. 10/18/23

David W. McGraw, Grantor

Katherine M. McGraw, Grantor

STATE OF IOWA, COUNTY OF DELAWARE) ss:

This record was acknowledged before me on this 20th day of December 2022 by David W. McGraw and Katherine M. McGraw.

Signature of Notary Public

PATRICIA COLEMAN
Commission Number 719121
My Comm. Exp. 10/18/23

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