Recorded: 1/6/2023 at 12:13:16.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $239.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 44

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

Taxpayer Information: Janne H. Long Revocable Trust, 627 Grand Ave., Keokuk, IA 52632

Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, Iowa 50644

Grantors: DM Cove, LLC

Grantees: Janne H. Long Revocable Trust dated May 10, 2022

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, DM Cove, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Janne H. Long Revocable Trust dated May 10, 2022, the following described real estate in Delaware County, Iowa:

Lot Eleven (11) of Lake Pointe Estates a subdivision of part of the NE ¼ and part of the SE ¼ of Section 30, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2021, Page 3538.

***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.**

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: January 4, 2023.

DM COVE, LLC

Chad A. Mormann, Manager

STATE OF IOWA, COUNTY OF Buchanan

This record was acknowledged before me on January 4, 2023, by Chad A. Mormann, Manager of DM Cove, LLC, an Iowa limited liability company.

RYANN STUDEBAKER
Notarial Seal - Iowa
Commission Number 844168
My Commission Expires Nov 29, 2025

Signature of Notary Public