Recorded: 1/6/2023 at 12:45:45.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $2,451.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 47

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Michael Carl and Alana Elizabeth Gogel, 2503 330th Avenue, Worthington, IA 52078

Return Document To: Michael Carl and Alana Elizabeth Gogel, 2503 330th Avenue, Worthington, IA 52078

Grantors: Gudenkauf Real Estate, L.L.C.

Grantees: Michael Carl Gogel and Alana Elizabeth Gogel

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, Gudenkauf Real Estate, L.L.C., a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Michael Carl Gogel and Alana Elizabeth Gogel, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The East one-half (E1/2) of the Northeast Quarter (NE¼) of Section Ten (10), Township Eighty Seven (87) North, Range Three (3), West of the Fifth P.M., Delaware County, Iowa

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 6th, 2023.

Gudenkauf Real Estate, L.L.C., an Iowa limited liability company

By _____, Manager
Steven R. Boeckenstedt, Manager

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on January 6th, 2023, by Steven R. Boeckenstedt, as Manager of Gudenkauf Real Estate, L.L.C., an Iowa limited liability company.

TODD J. LOCHER
COMMISSION NO. 176419
MY COMMISSION EXP.
Oct. 12, 2024
IOWA NOTARIAL SEAL

_____
Signature of Notary Public

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