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Document 2024 1015 Type 03 001 Pages 2
Date 5/10/2024 Time 1:23:14PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $1,354.40

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Hammer & Nails LLC, c/o Jason J. Rauen, PO Box 1, Farley, Iowa 52046

Return Document To: Hammer & Nails LLC, c/o Jason J. Rauen, PO Box 1, Farley, Iowa 52046

Grantors: Murray Enterprises, Inc.

Grantees: Hammer & Nails LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Murray Enterprises, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Hammer & Nails LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The North one-half (N½) of the Northwest Quarter (NW¼) of Section Twelve (12), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M.

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: April 18, 2024.

Murray Enterprises, Inc., an Iowa corporation

By William J Murray IV
William J. Murray, IV, President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 18, 2024, by William J. Murray, IV, as President, of Murray Enterprises, Inc.

Signature of Notary Public

NOTARIAL SEAL IOWA
JANE E. HANSON
Commission Number 791553
My Commission Expires
August 12, 2024

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