Recorded: 5/10/2024 at 3:44:17.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $191.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1016

BILL OF SALE

THE IOWA STATE BAR ASSOCIATION
Official Form No. 113
Recorder's Cover Sheet

Preparer Information: Scott M. O'Shea & O'Shea, PC
1007 Longfellow Drive
Hiawatha, IA 52233
Phone: (319) 362-3640

Taxpayer Information: Daniel Joseph Rader and Malisa Eugenia Rader
PO BOX 223
Jewell, IA 50130

Return Address: Daniel Joseph Rader and Malisa Eugenia Rader
PO BOX 223
Jewell, IA 50130

Grantors: James H. Farrier

Grantees: Daniel Joseph Rader and Malisa Eugenia Rader

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

BILL OF SALE

The undersigned, **James H. Farrier, a single person** ("Seller"), in consideration of One Dollar ($1.00), and other valuable consideration, receipt whereof is hereby acknowledged, does hereby sell, transfer convey, assign and deliver over to **Daniel Joseph Rader and Malisa Eugenia Rader, as joint tenants with fullrights of survivorship and not as tenants in common,** ("Buyer"), the personal property described below and in Exhibit A, attached hereto and incorporated by referenced herein.

> Leasehold interest in property located at 26051 222nd Avenue, Delhi, IA 52223, being a mobile home on Leased Land of Cooey in Lot 2 of Hartwick Point, a Subdivision of part of the NW¼ NW¼ and part of the NE¼ NW¼ of Section 30, T88N, R4W of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2017, Page 3055.
>
> Locally known as 26051 222nd Avenue, Delhi, IA 52223.
>
> The Property is sold AS IS and with ALL FAULTS.

Buyer promises to pay to Seller an amount equal to **$120,000.00,** due and payable upon execution of this Bill of Sale.

Seller hereby represents and warrants to Buyer that Seller is the absolute owner of said personal property, that said personal property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority to sell said personal property and to make this Bill of Sale. Seller covenants to warrants and defend said personal property against the lawful claims of all persons.

CERTIFICATION. Buyer and Seller each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorneys' fees and costs) arising from or related to my breach of the foregoing certification.

SELLER HEREBY SELLS, TRANSFERS AND ASSIGNS THE PERSONAL PROPERTY IN "AS IS" CONDITION. ALL IMPLIED WARRANTIES OF QUALITY, MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE IN REGARD TO SAID PERSONAL PROPERTY ARE EXCLUDED. THERE ARE NO WARRANTIES OF FITNESS WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.

IN WITNESS WHEREOF, Seller has signed and sealed this Bill of Sale at Linn, Iowa, this 10 day of May, 2024.

SELLER: JAMES H. FARRIER

By: _____
James H. Farrier

BUYER: DANIEL JOSEPH RADER AND MALISA EUGENIA RADER

By: _____
Daniel Joseph Rader

By: _____
Malisa Eugenia Rader

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me this 10 day of May, 2024, by James H. Farrier, a single person, and Daniel Joseph Rader and Malisa Eugenia Rader, a married couple.

Leann Beyer
Signature of Notary Public

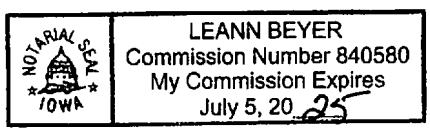


EXHIBIT A

Purchase Assets

1. Ceiling fan, stove, refrigerator, and water heater to stay in home.
2. All furnishings to stay EXCEPT the chest (trunk) in living room, a few CD's and the nightstand in the small bedroom.
3. Shore Station Areas Dock D & C, Section 3 and boat lift.