Recorded: 5/16/2024 at 8:03:22.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $1,063.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1043

Preparer Information: Erick Skogman, Elderkin & Pirnie, PLC, 316 2nd St SE #124, Cedar Rapids, IA 52401 (319) 362-2137
Return Document To/Address Tax Statements: 1 Kings 2:3, L.L.C., 920 E Main St, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, ARK Properties, L.L.C., a limited liability company, does hereby convey to 1 Kings 2:3, L.L.C. the following described real estate in Delaware County, Iowa:

Lots Thirty One (31), Fifty One (51), Sixty Five (65), and the East one-half (E½) of Lot Sixty Six (66) of Willie's Second Subdivision of Part of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Fifteen (15), and Part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Fifteen (15), and Part of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Fourteen (14), and Part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Fourteen (14), all in Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 106, and Retracement Survey recorded in Book 2007, Page 3073

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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.

Mark the true statement with "X"

_____*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.*

_X_*This transaction is not exempt from the requirement to submit a groundwater hazard statement.*

ARK Properties, L.L.C.

5/15/24

Jason Johannes, Member Date

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me this 15 day of May, 2024, by Jason Johannes as Member of ARK Properties, L.L.C.

Kristine Baldwin

Notary Public – State of Iowa

KRISTINE BALDWIN
Commission Number 742874
My Commission Expires
September 25, 2024