Book 2025 Page 377

Document 2025 377 Type 03 001 Pages 2
Date 2/11/2025 Time 3:32:12PM
Rec Amt $12.00 Aud Amt $10.00
Rev Transfer Tax $121.60

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, Tel: (563) 927-5920

Taxpayer Information: Shillelagh Farms, LLC, 375 Saddleback Rd, Marion, Iowa 52302

Return Document To: Shillelagh Farms, LLC, 375 Saddleback Rd, Marion, Iowa 52302

Grantors: Brian J. Wegmann, a/k/a Brian Joseph Wegmann

Grantees: Shillelagh Farms, 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, Brian J. Wegmann, a/k/a Brian Joseph Wegmann, a single person, does hereby Convey to Shillelagh Farms, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The East one half (E½) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Eleven (11), and the West one half (W½) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Twelve (12), Township Eighty-Seven (87) North, Range Five (5), West of the Fifth Principal Meridian, except Parcel 2024-57, Part Of The SE ¼ - NE ¼, Section 11, T87N, R5W Of the Fifth P.M., Delaware County, Iowa, and also except Parcel 2024-58, Part Of The SW¼ - NW¼, Section 12, T87N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 2060

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: February 6, 2025.

Brian J Wegmann

Brian J. Wegmann, a/k/a Brian Joseph Wegmann, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 6, 2025 by Brian J. Wegmann, a/k/a Brian Joseph Wegmann, a single person.

JANE E. HANSON
Commission Number 791553
My Commission Expires
August 12, 2027

Signature of Notary Public

©The Iowa State Bar Association 2025
IowaDocs®