Recorded: 2/28/2025 at 2:44:46.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $487.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 524

Return To: Chris D. Eibey and Tammy M. Eibey, 2810 State Highway 13, Ryan, Iowa 52330
Taxpayer: Chris D. Eibey and Tammy M. Eibey, 2810 State Highway 13, Ryan, Iowa 52330
Preparer: Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other valuable consideration, Flatliner, LLC, an Iowa Limited Liability Company, does hereby convey to Chris D. Eibey and Tammy M. Eibey, a married couple, as Joint Tenants with Full Rights of Survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel A, A part of the NW frl. ¼ NW ¼ of Section 6, Township 87 North, Range 5 West of the 5th Principal Meridian, Delaware County, Iowa, according to Plat recorded in Book 2005, Page 3762.

Subject to restrictions, covenants, easements, ordinances and limited access provisions of record.

Grantor(s) do(es) Hereby Covenant with grantees, and successors in interest, that grantor(s) hold(s) 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 grantor(s) 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 26, 2025.

Flatliner, LLC

Susan K Meyer
State of Iowa
Notary Public
Commission No. 798639
My Commission Expires 08/29/2025

By: _____

Title: Pres

STATE OF **IOWA,** COUNTY OF Delaware

This record was acknowledged before me on February 26, , 2025, by Robin J Raven as Pres of Flatliner LLC of Flatliner, LLC, an Iowa Limited Liability Company.

Susan K Meyer
State of Iowa
Notary Public
Commission No. 798639
My Commission Expires 08/29/2025

Susan K Meyer
Signature of Notary Public