Recorded: 3/17/2025 at 10:50:47.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $477.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 663

BILL OF SALE

Return Document To: Kelsey K. Burke & Ryan Burke, 2962 220th St. Winthrop, IA 50682

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926

Address Tax Statement: Kelsey K. Burke & Ryan Burke, 2962 220th St. Winthrop, IA 50682

For the consideration of the sum of Two Hundred Ninety-Nine Thousand Dollars and other valuable consideration, Stanley C. Brown and Karen L. Brown ("Sellers") do hereby sell, transfer and assign to Kelsey K. Burke and Ryan Burke ("Buyers") the following described personal property, Delaware County, State of Iowa

> Leasehold interest in property located at 25910 206th Ave., Delhi, Iowa, 52223, being a cabin on leased land at Schneider Bay Camp in Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth PM. Parcel ID #000250230101309

Sellers hereby covenant with Buyers that Sellers are the owners of said personal property, that Sellers have good and lawful authority to sell, transfer, and assign the same and that the same is free and clear of all liens, security interests and encumbrances except as may be above stated; and Sellers covenant to warrant and defend said personal property against the lawful claims of all persons except as may be above stated.

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

CERTIFICATION. Buyers and Sellers 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 attorney's fees and costs) arising from or related to my breach of the foregoing certification.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as the appropriate gender, according to the context.

Dated on March 11, 2025.

SELLERS

Stanley C. Brown

Karen L. Brown

BUYERS

Kelsey K. Burke

Ryan Burke

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF Iowa

This record was acknowledged before me on March 11, 2025, by Stanley C. Brown & Karen L. Brown.

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

Signature of Notary Public

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on March 14, 2025, by Kelsey K. Burke & Ryan Burke.

NOTARIAL SEAL IOWA
Jennifer Ann Monk
Commission Number 809760
My Commission Expires

Signature of Notary Public