Book 2025 Page 772
Document 2025 772 Type 03 001 Pages 3
Date 3/28/2025 Time 1:20:16PM
Rec Amt $17.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Jane E. Hanson, 401 East Main Street, Manchester, IA 52057, (563) 927-5920

Taxpayer Information: (name and complete address)
William L. Mangold and Jean Mangold, 331 3rd Street S, Coggon, Iowa 52218

Return Document To: (name and complete address)
Jane E. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:
William & Delores LLC, an Iowa limited liability company

Grantees:
William L. Mangold and Jean Mangold

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Warranty Deed
(Corporate/Business Entity Grantor)

For the consideration of $1.00 Dollar(s) and other valuable consideration, William & Delores LLC, a limited liability company organized and existing under the laws of Iowa does hereby Convey to William L. Mangold and Jean Mangold, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

The North one-half (N ½) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), except the South 371 feet of the West 335 feet of the North 1,840 feet of the West one-half (W 1/2) of the Northwest Quarter (NW 1/4); and the North one-half (N ½) of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) all in Section Thirty-four (34), Township Eighty-seven (87) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa

This deed is exempt according to Iowa Code 428A.2(20).

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: March 27, 2025.

William & Delores LLC, an Iowa limited liability company

By William Mangold
William Mangold, Member

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 27, 2025, by William Mangold as Member of William & Delores LLC, an Iowa limited liability company.

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

Jane E Hanson
Signature of Notary Public

By John Mayer, Member
John Mayer, Member

STATE OF IOWA, COUNTY OF POTTAWATAMIE

This record was acknowledged before me on 3-10-25, by John Mayer as Member of William & Delores LLC, an Iowa limited liability company.

Signature of Notary Public

TYLER DRVOL
Commission Number 831755
MY COMMISSION EXPIRES
APRIL 30, 2027