Recorded: 11/4/2025 at 1:07:16.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $242.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2967

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112
Taxpayer Information: Behel & Mensen Properties, LLC, 1743 Honey Creek Road, Manchester, IA 52057
Return Document To: Carolyn C. Davis, 225 1st Ave East, Dyersville, Iowa 52040

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, Behel & Mensen Construction, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Behel & Mensen Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

> Lot Seventy (70) of "Clair-View Acres at Delhi, Iowa" in Sections 23 and 26, Milo Township, Delaware County, Iowa, according to plat recorded in Book 2, Plats, Page 200 AND Lot 31 located at Freddy's Beach Road 2nd Addition according to the subdivision plat recorded in Book 2021 at Page 2517 in the office of the Delaware County Recorder being part of Sections 23 and 26 of Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, subject to the rights of the public in all public highways and to all easements of record

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.

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

Dated: 11/04, 2025.

Behel & Mensen Construction, LLC, an Iowa limited liability company

By _____
Austin Mensen, Member

By _____
Jason Behel, Member

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 13, 2025, by Austin Mensen, as Member of Behel & Mensen Construction, LLC a limited liability company.

CAROLYN DAVIS
Commission Number 833618
My Commission Expires
August 9, 2027

_____
Signature of Notary Public

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on November 4, 2025, by Jason Behel, Member of Behel & Mensen Construction, LLC a limited liability company.

CAROLYN DAVIS
Commission Number 833618
My Commission Expires
August 9, 2027

_____
Signature of Notary Public

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