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Document 2025 3069 Type 03 001 Pages 3
Date 11/13/2025 Time 11:55:36AM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $1,784.00

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: Matthew D. Venteicher and Michelle L. Venteicher, 1694 400th Street, Strawberry Point, Iowa 52076

Return Document To: Matthew D. Venteicher and Michelle L. Venteicher, 1694 400th Street, Strawberry Point, Iowa 52076

Grantors: Honey Creek Dairy, LLC

Grantees: Matthew D. Venteicher and Michelle L. Venteicher

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, Honey Creek Dairy, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Matthew D. Venteicher and Michelle L. Venteicher, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The Southeast fractional Quarter of the Northeast Quarter except the East three hundred sixty-six feet of the North three hundred ninety-five feet thereof, and the Northeast Quarter of the Southeast Quarter of Section Six, Township Ninety North, Range Five, West of the Fifth Principal Meridian, Delaware County, Iowa

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: November 13, 2025.

Honey Creek Dairy, LLC, an Iowa limited liability company

By _____
Daniel Venteicher, Member-Manager

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 13, 2025, by Daniel Venteicher, as Member-Manager, of Honey Creek Dairy, LLC a limited liability company.

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

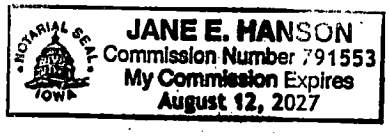
_____
Signature of Notary Public

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By _____
Donald Venteicher, Member-Manager

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 13, 2025, by Donald Venteicher, as Member-Manager, of Honey Creek Dairy, LLC a limited liability company.



_____
Signature of Notary Public

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