Recorded: 12/4/2025 at 9:04:29.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3290

Preparer: Matthew J. Kriegel, 1921 – 51st Street NE, Cedar Rapids, IA 52402, (319) 393-1020
Address Tax Statement/ Return To: Drew Sargent, 211 Stiles Street, Manchester, IA 52057

Warranty Deed

For the consideration of One Dollar ($1) and other valuable consideration 725 Investments, LLC, a Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Drew Sargent and Kristine A. Sargent, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, an undivided sixty percent (60%) interest the following described real estate in Delaware County, Iowa:

> That part of Lots Eleven (11) and Twelve (12) of the Subdivision of Lot One (1) of the Subdivision of the Southwest Quarter (SW ¼) and the South One-Half (S ½) of the Northwest Quarter (NW ¼) of Section Twenty-Eight (28), Township Eighty-Nine (89) North, Range Five (5), West of the Fifth 5th P.M., according to the Plat recorded in Book A Plats, Page 23, described as commencing at a point thirty-three (33.0) feet East and sixty-seven (67.0) feet North of the Southwest corner of said Lot Twelve (12), thence North sixty (60) feet, thence East one hundred twenty (120.0) feet, thence South Sixty (60) feet, thence West one hundred twenty (120.0) feet to the point of beginning.

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.

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 §558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

*

Grantor is a member-managed limited liability company. The undersigned is authorized to act on behalf of Grantor. The conveyance is made in the ordinary course of Grantor's business.

The remainder of this page is intentionally left blank. Signatures are on next page.

Dated: 11-28-25

725 Investments, LLC
an Iowa Limited Liability Company
By: Kurt Johnson, as a Member

STATE OF IOWA, COUNTY OF DELAWARE

This instrument was acknowledged before me on 28 Nov 2025, by Kurt Johnson, as Member of 725 Investments, LLC.

Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA

SCOTT M BALDWIN
Commission Number 854065
My Commission Expires
February 20, 2027

*Exception Code 10: Confirming, correcting or modifying a previously recorded deed.