Recorded: 12/23/2025 at 8:19:24.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $151.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3537

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

Preparer Information: Matthew D. Piersall, 3716 First Ave NE, Cedar Rapids, IA 52402, Tel: 319-297-7222

Taxpayer Information: Peter Apel, Sandra Apel, Jason, Theil, and Lindsey Theil, 956 Indian Ridge, Dubuque, IA 52003

Return Document To: Peter Apel, 956 Indian Ridge, Dubuque, IA 52003

Grantors: JD Companies, L.L.C.

Grantees: Peter Apel, Sandra Apel, Jason, Theil, and Lindsey Theil

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, **JD Companies, L.L.C.**, an Iowa limited liability company, does hereby Convey to **Peter Apel, an undivided 25%, Sandra Apel, an undivided 25%, Jason Theil, an undivided 25%, and Lindsey Theil, an undivided 25%, as tenants in common**, the following described real estate in Delaware County, Iowa:

Lots One (1) and Two (2) of the Plat of the Subdivision of Lot 106 in "Clair-View Acres at Delhi, Iowa" in Sections 23 and 26, Milo Township, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 148; also Lots Six (6) and Seven (7) of Freddy's Beach Road 2nd Addition Part Of Guadalcanal Avenue, Part Of Honolulu Avenue, Comprised Of Bougainville Avenue, Comprised Of Hawaii Avenue, Comprised Of Tiensin Avenue, Comprised Of Peking Avenue, Comprised Of Des Moines Avenue, Comprised Of Vine Avenue, Comprised Of Hollywood Avenue, Comprised Of Midway Avenue and Comprised Of Tijuana Avenue, All In Clair View Acres At Delhi, Iowa, In Section Twenty-Three (23) and Twenty-Six (26), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2021, Page 2517, subject to all easements, covenants, and restrictions of record.

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.

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: 12/22/2025.

JD Companies, L.L.C., an Iowa limited liability company

By Darlene Cleary
Darlene Cleary, Member

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on December 22, 2025, by Darlene Cleary, as Member, of JD Companies, L.L.C. a limited liability company.

Thunhi O'Hare
Signature of Notary Public

NOTARIAL SEAL IOWA
THUNHI T O'HARE
Commission Number 815312
My Commission Expires
February 14, 2028