

344
Dupaco
PO Box 179
Dubuque, IA 52002



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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Adrian T. Knuth, 320 W. Main St., P.O. Box 458, Anamosa, IA 52205, Phone: (319)
462-4378

Taxpayer Information: (Name and complete address)

Scott M. Cole, 701 North Street, Ryan, IA 52330

Return Document To: (Name and complete address)

Scott M. Cole, 701 North Street, Ryan, IA 52330

Grantors:

Louis J. Zumbach
Debra J. Zumbach

Grantees:

Scott M. Cole

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, Louis J. Zumbach and Debra J. Zumbach, husband and wife,
Scott M. Cole do hereby Convey to

Delaware the following described real estate in
County, Iowa: Parcel I part of the NW¼ NE¼, Section 13, Township 87 North,
Range 6 West of the 5th P.M., in the City of Ryan, Delaware County, Iowa, according to plat recorded
in Book 2010, page 2751.

Should Grantee receive a bonafide third party offer for purchase of the acreage conveyed to him by
Grantors here he would otherwise accept, Grantee shall provide Grantors with a copy of that offer and
Grantors shall have 10 days from receipt of the offer to exercise their right of first refusal. If Grantors
timely give notice to Grantee of their intent to exercise their right of first refusal, Grantors shall
purchase the acreage from Grantee on the same terms and condition as offered by the third party. If
Grantors decline to timely exercise their right of first refusal, Grantee may sell the acreage to the third
party on the terms and conditions offered by the third party.

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 on Nov 16, 2018.

Louis J. Zumbach

Louis J. Zumbach (Grantor)

Debra J. Zumbach

Debra J. Zumbach (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 11/16/18, by Louis J. Zumbach
and Debra J. Zumbach, husband and wife.



Megan Francois
Signature of Notary Public