



Book 2018 Page 3542

Document 2018 3542 Type 06 011 Pages 4
Date 12/17/2018 Time 3:18:53PM
Rec Amt \$22.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



BILL OF SALE
THE IOWA STATE BAR ASSOCIATION
Official Form No. 117
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Werner Hellmer, DAY & HELLMER, P.C., 137 1st Ave. E, PO Box 342, Dyersville, IA
52040, Phone: (563) 875-9733

Taxpayer Information: (Name and complete address)

KBK Group, LLC, 416 2nd Ave SE, Dyersville, IA 52040

 Return Document To: (Name and complete address)

KBK Group, LLC, 416 2nd Ave SE, Dyersville, IA 52040

Grantors:

Timothy A. Koch and Sara A.
Koch

Grantees:

KBK Group, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



BILL OF SALE

For the consideration of the sum of Ten dollars and other valuable consideration Dollar(s) and other valuable consideration, Timothy A. Koch and Sara A. Koch ("Seller") does hereby sell, transfer and assign to See 1 in Addendum ("Buyer") the following described personal property located in Delaware County, State of IA :
See 2 in Addendum

Exemption #21

Seller hereby covenants with Buyer that Seller is the owner of said personal property, that Seller has good and lawful authority to sell, transfer, and assign the same and that the same is free and clear of all liens, security interests and encumbrances except as may be above stated; and Seller covenants to warrant and defend said personal property against the lawful claims of all persons except as may be above stated.

SELLER HEREBY SELLS, TRANSFERS AND ASSIGNS SAID PERSONAL PROPERTY IN "AS IS" CONDITION. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE IN REGARD TO SAID PERSONAL PROPERTY ARE HEREBY EXCLUDED. THERE ARE NO WARRANTIES OF FITNESS WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.

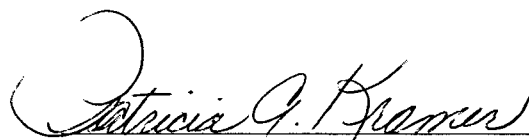
CERTIFICATION. Buyers and Sellers each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

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

Dated: 12-17-18 12/17/18



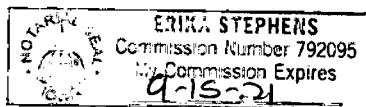
Timothy A. Koch and Sara A. Koch (Seller)

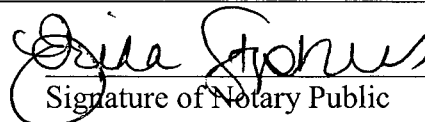


KBK Group, LLC (Buyer)

STATE OF IOWA, COUNTY OF Arin

This record was acknowledged before me on Dec. 17, 2018, by Timothy A. Koch and Sara A. Koch




Signature of Notary Public

REPRESENTATIVE CAPACITY ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF Dubugue
This record was acknowledged before me on 12-17-18, by Patricia A. Kramer
Patricia A. Kramer
as Managing Member
of KBK Group, LLC



Joan M Steger
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____
as _____
of _____

Signature of Notary Public

Addendum

1. KBK Group, LLC, an Iowa Limited Liability Company,
2. Cabin on leased land locally known as 2594 220th Ave, Delhi, IA 52223 (Parcel No. 220300104609) located on Lots Seven (7) and Seven A (7A) of Hartwick Lake Club Northeast Second Division Part Of The SW 1/4 Of Section 19, Part Of The NW 1/4, Section 30 And Part Of Lot 4 Of Hartwick Lake Club North Third Subdivision All In T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2005, Page 2840,

Grantors tore down the dwelling purchased from Scott A. Rickels and Sharon K. Rickels and erected the new dwelling assessed as Parcel No. ~~2203001046~~ on the above referenced real estate.

220300104609