

Recorded: 2/8/2019 at 2:42:40.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$172.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 280



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Chad W. Newhouse, 576 Boyson Road NE, Suite 102, Cedar Rapids, IA 52402, (319) 373-8150

Taxpayer Information: (Name and complete address)

Andrew Baerg, 700 Sunset Drive, Ryan, IA 52330

Return Document To: (Name and complete address)

Andrew Baerg, 700 Sunset Drive, Ryan, IA 52330

Grantors:

KMF Rentals, LLC

Grantees:

Brock Mosher

Legal description:

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One and no/100 ----- Dollar(s) and other
valuable consideration, KMF Rentals, LLC
a(n) Limited Liability Company organized and existing under
the laws of IOWA does hereby Convey to Brock Mosher

the following described real estate in DELAWARE County, Iowa:

See attached EXHIBIT A for full legal description

This deed is given in satisfaction of the contract between the parties dated October 25, 2017, and filed
for record on October 30, 2017 in Book 2017, page 2989.

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 on 1/11/19

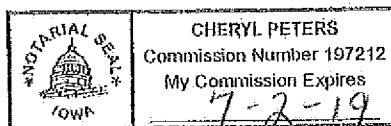
KMF Rentals, LLC, a(n) Limited Liability Company

By Kimberly Johnson
Kimberly Johnson, Manager

By _____

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on January 7, 2019, by Kimberly
Johnson
as Manager
of KMF Rentals, LLC



Cheryl Peters
Signature of Notary Public

EXHIBIT A

Lot Seven (7), Block Two (2), of Sunset Acres Subdivision to Ryan, Iowa, according to plat recorded in Book 2 Plats, Page 81; being also described as that part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Thirteen (13), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M. described as commencing at a point thirty three (33.0) feet South and four hundred thirty five and one-half ($435 \frac{1}{2}$) feet West of the center of the West end of Union Street in Ryan, Iowa, and running thence West seventy eight and one-half ($78 \frac{1}{2}$) feet, thence South one hundred twelve (112.0) feet, thence East seventy eight and one-half ($78 \frac{1}{2}$) feet, thence North one hundred twelve (112.0) feet to the point of beginning.