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DOV# 172

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information: (name and complete address)
Mater Dei, LLC, c/o Gabriel C. Anderson, PO Box 42, Delhi, IA 52223

Return Document To: (name and complete address)
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057

Grantors:
Gabriel C. Anderson
Ivan R. Nienhaus

Grantees:
Mater Dei, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration, Gabriel C. Anderson, a single person; and Ivan R. Nienhaus, a single person do hereby Convey to Mater Dei, LLC, an Iowa Limited Liability Company the following described real estate in Delaware County, Iowa:

Unit 4 and the undivided 16.66% interest in the land and common elements appurtenant to said Unit, in "The Maples, A Condominium", according to Declaration of Submission Of Property To Horizontal Property Regime For The Maples, A Condominium, recorded in Book 2000, Page 2401; same being located on Lots One (1), One-A (1A), Two (2), Three (3) and Five (5) in The Maples A Subdivision Of Lot 8 and Lot 8A Of Lake View First Addition, Part of Section 23, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2000, Page 2399.

This deed is exempt according to Iowa Code 428A.2(15).

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: May 9, 2019

Gabriel C. Anderson

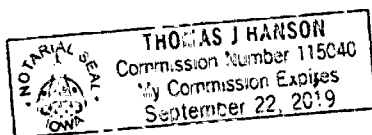
Gabriel C. Anderson (Grantor)

Ivan R. Nienhaus

Ivan R. Nienhaus (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 9, 2019, by Gabriel C. Anderson, a single person.



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on May 21, 2019, by Ivan R. Nienhaus, a single person.

Kimberly Adams
Signature of Notary Public

