

2nd  
Hertz Real Estate



Book 2021 Page 2040

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Date 6/04/2021 Time 10:24:57AM  
Rec Amt \$12.00 Aud Amt \$10.00  
Rev Transfer Tax \$1,135.20  
Rev Stamp# 203 DOV# 204

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

Prepared by: Gregory J. Seyfer  
Bradley & Riley PC

P.O. Box 2804  
Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

(319) 363-0101

Return to and Address tax statement: Lavern J. Yoder and Mattie J. Yoder, 2536 Omega Rd., Delhi, IA 52223

# WARRANTY DEED

## MEMBER-MANAGED LIMITED LIABILITY COMPANY

In consideration of Ten Dollars and other valuable consideration, KTT INVESTMENTS, LLC., an Iowa limited liability company, does hereby convey to LAVERN J. YODER and MATTIE J. YODER, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate located in Delaware County, Iowa:

### SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Grantor hereby grants to Grantees, their successors and assigns, a non-exclusive access easement for ingress and egress over, upon and across EASEMENT A as set forth in the Plat of Survey recorded in Book 2017, Page 146.

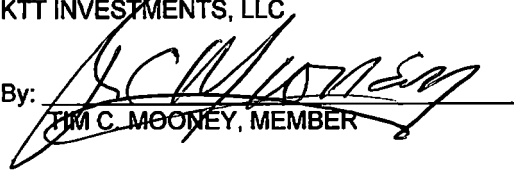
The Grantor hereby covenants with Grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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: 6/1, 2021

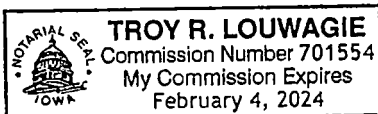
KTT INVESTMENTS, LLC

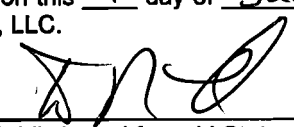
By:

  
TIM C. MOONEY, MEMBER

STATE OF IOWA, COUNTY OF LINN) ss:

This instrument was acknowledged before me on this 1 day of June, 2021, by Tim C. Mooney, as a Member of KTT INVESTMENTS, LLC.



  
Notary Public in and for said State

(print name) Troy R. Louwagie

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THE EAST ONE-HALF (E½) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION ONE (1), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M., ACCORDING TO RETRACEMENT SURVEY RECORDED IN BOOK 2017, PAGE 146; ALSO PARCEL 2017-04 PART OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL.1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SW FRL.1/4), PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SW FRL.1/4), AND

COMPRISED OF THE SOUTHWEST FRACTIONAL QUARTER (SW FRL.1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SW FRL.1/4), ALL IN SECTION SIX (6), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2017, PAGE 146