

Recorded: 6/22/2021 at 11:01:54.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$143.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2249

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Donna and Timothy Mastin, 140 Circle Dr, Manchester, Iowa 52057

Return Document To: Donna and Timothy Mastin, 140 Circle Dr, Manchester, Iowa 52057

Grantors: Boge Land, L.L.C.

Grantees: Donna Mastin and Timothy Mastin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, Boge Land, L.L.C., a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Donna Mastin and Timothy Mastin, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

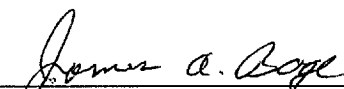
Lot Four (4) and the East one-half (E 1/2) of Lot Five (5) of Ungs Subdivision of part of Lots Eleven (11), Twelve (12) and Fourteen (14) of the Subdivision of part of the North one-half (N 1/2) of the Southeast Quarter (SE 1/4) and the South one-half (S 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Pages 70-71

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.

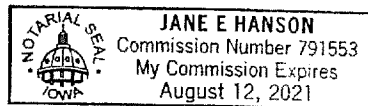
Dated: June 15, 2021.

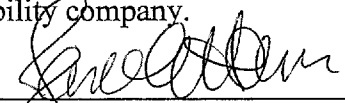
Boge Land, L.L.C., an Iowa limited liability company

By 
James A. Boge, Member-manager

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 15, 2021, by James A. Boge, as Member-manager, of Boge Land, L.L.C. a limited liability company.




Signature of Notary Public