

Recorded: 7/1/2021 at 8:09:33.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$642.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2372

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Monaghan Cattle, LLC, 2764 State Hwy 13, Ryan, IA 52330

Return Document To: Monaghan Cattle, LLC, 2764 State Hwy 13, Ryan, IA 52330

Grantors: Keitha Henderson

Grantees: Monaghan Cattle, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Keitha Henderson, a single person, does hereby Convey to Monaghan Cattle, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-nine (29), Township Eighty-seven (87) North, Range Six (6), West of the Fifth P.M., except Parcel "A", part of the Southeast Quarter of the Northeast Quarter (SE 1/4 - NE 1/4) of Section No. 29, Township No. 87 North, Range No. 6 West of the Fifth Principal Meridian, Delaware County, Iowa, according to the plat recorded in Book 2004, Page 277

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.

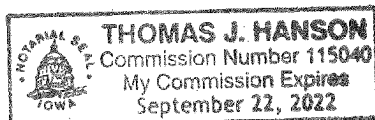
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 30, 2021


Keitha Henderson, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 30, 2021 by
Keitha Henderson, single.





Signature of Notary Public