

Recorded: 7/14/2021 at 12:55:43.0 PM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$111.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2527

Return To: EA Vorwald, LLC, 1003 South Grandview Ave, Dubuque, IA 52003
Taxpayer: EA Vorwald, LLC, 1003 South Grandview Ave, Dubuque, Iowa 52003
Preparer: Thomas J. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Alan Charles Vorwald and Arlene Vorwald, husband and wife, do hereby Convey to EA Vorwald, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lots One (1) and Two (2), Block Five (5), and that part of the alley in said Block Five (5), described as commencing at the Southeast corner of Lot One (1), Block Five (5), and running thence South sixteen and five-tenths (16.5) feet to the Northeast corner of Lot Twelve (12), Block Five (5), thence West one hundred thirty two (132.0) feet to the Northwest corner of Lot Eleven (11), Block Five (5), thence North sixteen and five-tenths (16.5) feet to the Southwest corner of Lot Two (2), Block Five (5), thence East one hundred thirty two (132.0) feet to the point of beginning, in Delhi, Iowa, according to plat recorded in Book A L.D., Pages 128-129; also the South one-half (S ½) of vacated Lexington Street, between 4th Street and 5th Street, lying North on said Lots One (1) and Two (2), and subject to easements of record.

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.

46871E77-0F63-4549-BF37-B1EABC992F55 -- 2021/06/24 10:01:22 -0:00 -- Remote Notary



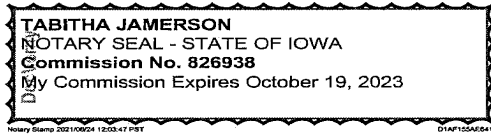
Dated: 06/24/2021

an v ll
Scanned on 2021/06/24 12:03:47 -8:00

Alan Charles Vorwald, Grantor

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on 06/24/2021 by Alan Charles Vorwald.



Tabitha Jamerson
Signature of Tabitha Jamerson, Public

This notarial act involved the use of communication technology.



Arlene Vorwald
Arlene Vorwald, Grantor

NPDL no. COA-18-0010703/LTA,OC/4-22-23

STATE OF SUBIC, ZAMBALES, COUNTY OF

Philippine

This record was acknowledged before me on
Arlene Vorwald.

21 JUN 2021

by

ATTY. LEONARDO L. GONZALES, JR.

Notary Public

Signature of Notary Public

PTR No. Z 9878036

Issued on 01/04/2021 at Subic, Zambales

IBP No. 138921

Issued on 01/14/2021 at Olongapo City

Roll No. 42277

DOC. NO. 136

PAGE NO. 026

BOOK NO. CCXV

SERIAL NO. 2021



Vorwald Alan WD 1.docx

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 Created: June 24, 2021 10:01:22 -8:00
 Pages: 3
 Remote Notary: Yes / State: IA

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E-Signature Summary

E-Signature 1: Alan Vorwald (AV)

June 24, 2021 12:03:47 -8:00 [399B233DE458] [211.28.199.184]
 vorwald56@gmail.com (Principal) (Personally Known)

E-Signature Notary: Tabitha Jamerson (TJ)

June 24, 2021 12:03:47 -8:00 [D1AF155AE641] [65.141.138.114]
 tabitha@gravitatecoworking.com
 I, Tabitha Jamerson, did witness the participants named above electronically sign this document.



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Republic of the Philippines
REGIONAL TRIAL COURT
Third Judicial Region
Olongapo City

OFFICE OF THE EXECUTIVE JUDGE

CERTIFICATE OF AUTHORITY FOR A
NOTARIAL ACT

I, **RAYMOND C. VIRAY**, Executive Judge of Regional Trial Court, Third Judicial Region, Olongapo City, CERTIFY that **ATTY. LEONARDO L. GONZALES, JR.** the person named in the seal and signature on the attached document **“WARRANTY DEED”** under Doc. No. 136; Page No. 029; Book No. CCXV; Series of 2021, is a Notary Public in and for the City of Olongapo and Province of Zambales of the Republic of the Philippines and authorized to act as such at the time of the document’s notarization.

IN WITNESS WHEREOF, I have affixed below my signature and seal this 21st day of June 2021.




RAYMOND C. VIRAY
Executive Judge *ponb*