

Recorded: 8/24/2021 at 10:54:56.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$287.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3012

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: George A Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Vyron C. and Roberta A. Nelson, and Keegan J. Nelson, 20426 254th Street, Delhi, IA 52223

Return Document To: Vyron C. Nelson, 20426 254th Street, Delhi, IA 52223

Grantors: Pleasant View, L.L.C., an Iowa Limited Liability Company

Grantees: Vyron C. Nelson, Roberta A. Nelson and Keegan J. Nelson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, Pleasant View, L.L.C., an Iowa Limited Liability Company, organized and existing under the laws of Iowa, does hereby Convey an undivided one-half interest to Vyron C. Nelson and Roberta A. Nelson, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common and an undivided one-half interest to Keegan J. Nelson, a single person, the following described real estate in Delaware County, Iowa:

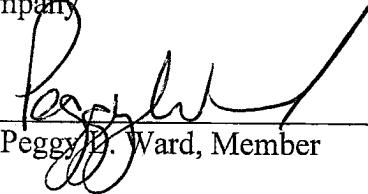
Lots Five (5) and Six (6) and the East forty (40.0) feet of Lot Seven (7) of Keegan's Subdivision to Ryan, Iowa, being part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE 1/4) of Section Thirteen (13), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 162

The Corporation 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: 8-16-21

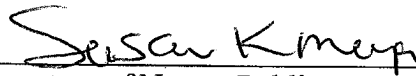
Pleasant View, L.L.C., an Iowa Limited Liability Company

By 
Peggy L. Ward, Member

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on August 16, 2021,
by Peggy L. Ward, as Member, of Pleasant View, L.L.C., an Iowa Limited Liability Company.




Signature of Notary Public