

Recorded: 10/20/2021 at 8:20:38.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$343.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3666

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

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Scott and Lyndsie Schepers, 415 Union Street, Ryan IA 52330

Return Document To: Scott and Lyndsie Schepers, 415 Union Street, Ryan IA 52330

Grantors: Huntlee LLC a/k/a Huntlee, LLC

Grantees: Scott A. Schepers and Lyndsie K. Schepers

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Two Hundred Fifteen Thousand Dollar(s) and other valuable consideration, Huntlee LLC a/k/a Huntlee, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Scott A. Schepers and Lyndsie K. Schepers, as 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 West one-half (W ½) of Lot Three (3), Block Twenty One (21), Ryan, Iowa, according to plat recorded in Book 1 Plats, Page 42

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: 10-14-2021.

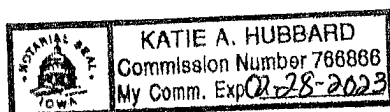
Huntlee LLC a/k/a Huntlee, LLC, a Iowa limited liability company

By

Scott Wilson
Scott Wilson, Member

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 14, 2021,
by Scott Wilson, as Member, of Huntlee LLC a/k/a Huntlee, LLC a limited liability company.



Katie A. Hubbard
Signature of Notary Public