

Recorded: 10/25/2021 at 8:21:37.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$183.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3719

Preparer Information: Erick Skogman, Elderkin & Pirnie, PLC, 316 2nd St SE #124, Cedar Rapids, IA 52401 (319) 362-2137

Return Document To/Address Tax Statements: Burger Properties, LLC, 211 5th St, Earlville, IA 52041

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration Jeff C. Snow and Vanessa G. Snow, husband and wife, do hereby convey to Burger Properties, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

Parcel B - Part Of The SW 1/4 Of The SE 1/4 Of Section 32, T89N, R5W Of The Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 14 7

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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:

Oct. 22, 2021

Jeff C Snow
Jeff C. Snow

Vanessa G Snow
Vanessa G. Snow

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me this 22 day of October, 2021, by Jeff C. Snow and Vanessa G. Snow, husband and wife.

Kristine Baldwin
Notary Public - State of Iowa

