

Recorded: 10/25/2021 at 9:24:00.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$204.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3729

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644
Taxpayer: Baltimore, LLC, 1505 Kellie Ave SW, Independence, IA 50644
Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Joseph J. Koopmann, a single person, and John P. Koopmann and Larae Koopmann, husband and wife, do hereby Convey to Baltimore, LLC, the following described real estate in Delaware County, Iowa:

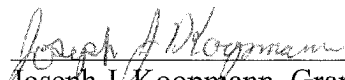
Lots Ten (10), Eleven (11), and the West six (6) feet of Lot Nine (9) of Ludley's First Addition to Part of Henry Acers' Addition and to Part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 152.

***Larae Koopmann is executing this Deed solely to relinquish her dower rights.**

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.

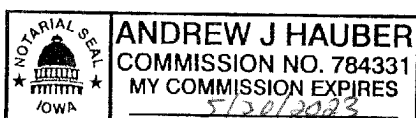
Dated: October 22, 2021.


Joseph J. Koopmann, Grantor

STATE OF IOWA, COUNTY OF Buchanan

This record was acknowledged before me on October 22, 2021 by Joseph J. Koopmann, a single person.

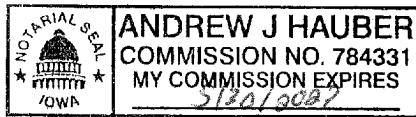

Signature of Notary Public



John P. Koopmann Larae Koopmann
John P. Koopmann, Grantor Larae Koopmann, Grantor

STATE OF IOWA, COUNTY OF Buchanan

This record was acknowledged before me on October 22, 2021 by John P. Koopmann and Larae Koopmann, husband and wife.



Andrew J. Hauber
Signature of Notary Public