

Recorded: 12/29/2021 at 8:36:38.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$599.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 4514

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644
Taxpayer: Noleshawk Investments, LLC, 425 2nd St. SE, Suite 804, Cedar Rapids, IA 52401
Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

WARRANTY DEED

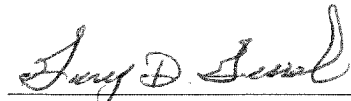
For the consideration of One Dollar(s) and other valuable consideration, Gary D. Gissel and Marieta L. Gissel, husband and wife, do hereby Convey to Noleshawk Investments, LLC, the following described real estate in Delaware County, Iowa:

See attached "Exhibit A".

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: December 28, 2021.



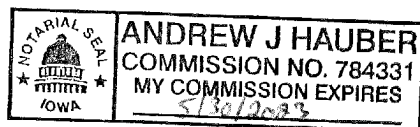
Gary D. Gissel, Grantor



Marieta L. Gissel, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on December 28, 2021, by Gary D. Gissel and Marieta L. Gissel, husband and wife.



Signature of Notary Public

“Exhibit A”

Lots Seven (7) and Eight (8) of Logan’s Second Subdivision of Part of the South one-half (S ½) of Section Fourteen (14) and Part of the Northeast Quarter (NE ¼) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 55; also all lake frontage running to center of Maquoketa River bed, with respect to said Lots Seven (7) and Eight (8), between the extension of the Lot lines of said Lots Seven (7) and Eight (8).

a. The right to use the present access road to the property is included in the conveyance, subject to the rights of common usage of such access road by all owners and tenants occupying lots in the subdivision.

b. Also all right, title, interest, claim and demand, of Grantors, in and to the lake frontage running to the center of the Maquoketa River bed, with respect to said premises, between an extension of the lines of said lots herein conveyed, title to which is not warranted by Grantors.

c. The conveyances are made subject to the existing flood plain rights, and the respective Grantees under the various conveyances are advised they may not hold the Grantors or predecessors in title liable with regard to the flooding of the property covered and, further, the Grantees under the respective conveyances shall not change or alter the lake frontage without written permission of the Lake Delhi Recreation Association, Inc.