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Date 1/10/2022 Time 1:21:56PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 20 DOV# 22

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
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: Backbone Area Apartments, LLC, 1443 137th Street, Dundee, IA 52038

✕ **Return Document To:** Backbone Area Apartments, LLC, 1443 137th Street, Dundee, IA 52038

Grantors: Sharone Hepke

Grantees: Backbone Area Apartments, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

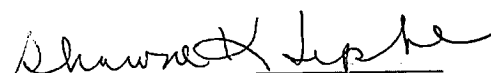
For the consideration of One Hundred Fifty Thousand Dollar(s) and other valuable consideration, Sharone Hepke, a single person, does hereby Convey to Backbone Area Apartments, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lots Thirty Two (32) and Thirty Three (33) and that part of Sunset View described as commencing at the Southwest corner of said Lot Thirty Two (32) and running thence West twenty (20) feet, thence North one hundred (100) feet, thence East twenty (20) feet to the Northwest corner of said Lot Thirty Three (33), thence South to the point of beginning, all in Block One (1) of Sunset Beach, a Subdivision of parts of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North Range Five (5), West of the Fifth P.M., according to plat recorded in Book 2 Plats, Page 20; excepting rights of flowage

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.

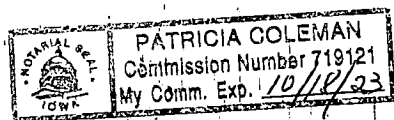
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

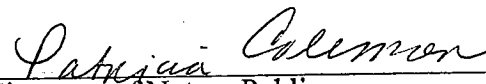
Dated: 1-7-2022


Sharone Hepke, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 1-7-2022 by Sharone Hepke, single.




Signature of Notary Public