

BOOK



Book 2022 Page 1049

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Randy J. Montelius, 138 Autumn Woods Dr. NW, Cedar Rapids, Iowa 52405
Taxpayer: Randy J. Montelius, 138 Autumn Woods Dr. NW, Cedar Rapids, Iowa 52405
Preparer: Daniel H. Swift, Swift Law Firm, 108 N Madison St., PO Box 207, Manchester, IA 52057, (563) 927-4901



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar and other valuable consideration, Achinback Waterfront Subdivision, LLC, an Iowa limited liability company, does hereby convey to Randy J. Montelius and Elizabeth A. Montelius, 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 Three (3) of Schmidt's Farm & Lake Subdivision, a Subdivision of Parcel 2017-87 in Sec. 23 and Sec. 26 all in T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2021, Page 1603


(The grantee, by accepting this Warranty Deed and recording same, hereby confirms, affirms, ratifies, acknowledges, accepts, and agrees to be bound by all of the Declaration of Covenants, Conditions, and Restrictions Concerning Schmidt's Farm & Lake Subdivision as set forth in the Declaration recorded with the Recorder of Delaware County, Iowa, on October 4, 2021, and as shown in Book 2021, Page 3465, and Amendment to said Declaration recorded with the Recorder of Delaware County, Iowa, on January 5, 2022, in Book 2022, Page 57 and the Declaration of Private Road Agreement and Private Road Maintenance as set forth in the Declaration recorded with the Recorder of Delaware County, Iowa, on November 4, 2021, and as shown in Book 2021, Page 3894.)

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 this 29th day of March 2022

ACHINBACK WATERFRONT
SUBDIVISION, LLC
Grantor


Patricia A. Dede


Edward E. Schmidt

*Constituting all of the Members/Managers of
Achinback Waterfront Subdivision, LLC

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 24 day of March 2022 by Patricia A. Dede and Edward E. Schmidt as all of the Members and Managers of Achinback Waterfront Subdivision, LLC, an Iowa limited liability company.




Signature of Notary Public