

Recorded: 4/19/2022 at 2:53:24.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$215.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1248

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, Iowa 52233, (319) 362-3640
Return Document/Address Tax Statement: Adam M. Anderson, 3233 120th Avenue, Ryan, IA 52330

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Monaghan Cattle, LLC, an Iowa limited liability company, does hereby convey to Adam M. Anderson, the following described real estate in Delaware County, Iowa:

Parcel 2022-001 Part Of The SE 1/4-NE 1/4, Section 29, T87N, R6W Of The Fifth P.M., Delaware County, Iowa, according to the plat recorded in Book 2022, Page 443,

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

The Company hereby covenants with grantee, and successors in interest, that it holds the real estate by title in fee simple; that the Company 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 the Company 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.

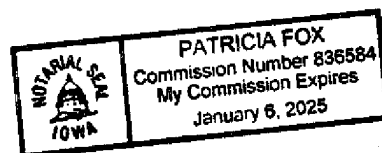
Dated: April 11, 2022.

Monaghan Cattle, LLC

By: Troy Monaghan
Troy Monaghan, Managing Member

STATE OF IOWA, COUNTY OF Delaware, ss:

This record was acknowledged before me on April 11, 2022, by Troy Monaghan, Managing Member of Monaghan Cattle, LLC.



Daneen Schindler
Notary Public in and for State of Iowa