



Book 2022 Page 1449

Document 2022 1449 Type 03 001 Pages 2  
Date 5/06/2022 Time 10:12:11AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$178.40

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**  
**Recorder's Cover Sheet**

**Preparer Information:** Mark S. Rolinger, 415 Clay Street, P.O. Box 627, Cedar Falls, IA 50613, Phone: 319-277-6830

**Taxpayer Information:** Lawrence J. Kremer and Carol A. Kremer, 813 West Marion Street, Manchester, IA 52057

**Return Document To:** Lawrence J. Kremer and Carol A. Kremer, 813 West Marion Street, Manchester, IA 52057

**Grantors:** BNT Properties, L.L.C.

**Grantees:** Lawrence J. Kremer and Carol A. Kremer

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

Title Services  
603 Commercial St.  
Waterloo, IA 50701



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar and other valuable consideration, BNT Properties, L.L.C., an Iowa limited liability company, does hereby convey to Lawrence J. Kremer and Carol A. Kremer, as husband and wife, joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

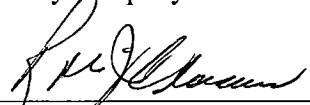
That part of Lot Nine Hundred Forty (940), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284, described as commencing at the Northeast corner of Lot 9 of Paxson's Addition to Manchester, Iowa, and running thence East 70.0 feet to the West line of Fifth Street, thence South parallel with the East line of Lot 9 of Paxson's Addition a distance of 198.0 feet, thence West 70.0 feet to the Southeast corner of Lot 9 of said Paxson's Addition, thence North 198.0 feet to the point of beginning

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: April 29, 2022.

BNT Properties, L.L.C., an Iowa limited liability company

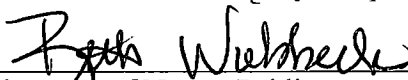
By  MEMBER  
Robert J. Claassen, Member

By  member  
Thomas J. Kremer, Member

STATE OF IOWA, COUNTY OF BLACK HAWK

This record was acknowledged before me on April 29, 2022, by Robert J. Claassen and Thomas J. Kremer, as Members, of BNT Properties, L.L.C. a limited liability company.



  
Signature of Notary Public

