

Recorded: 8/1/2022 at 3:21:27.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$71.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2297

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Thomas J. Hanson, 401 E Main St, Manchester, IA 52057, Phone:
(563) 927-5920

Taxpayer Information: Carl's Feed & Farm Store, LLC, 918 E. Main Street, Manchester, IA
52057

Return Document To: Carl's Feed & Farm Store, LLC, 918 E. Main Street, Manchester, IA
52057

Grantors: Stephen A. Geers and Lila Mae Geers

Grantees: Carl's Feed & Farm Store, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Stephen A. Geers and Lila Mae Geers, husband and wife, do hereby Convey to Carl's Feed & Farm Store, LLC, a limited liability company organized and existing under the laws of IA, the following described real estate in Delaware County, Iowa:

The South 197 feet of Lot 6 of the Subdivision of Lot 1 in the SE 1/4 of the SW 1/4 of Section 28, Township 89 North, Range 5, West of the 5th P.M., according to plat recorded in Book A Plats, Page 23.

This deed is given in fulfillment of a recorded Real Estate Contract recorded on July 3, 2017, in Book 2017, page 1819.

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.

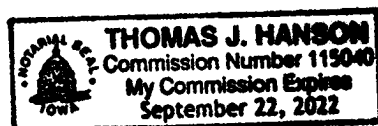
Dated: July 26, 2022.

Stephen A. Geers
Stephen A. Geers, Grantor

Lila Mae Geers
Lila Mae Geers, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 26, 2022 by
Stephen A. Geers and Lila Mae Geers, husband and wife.



[Signature]
Signature of Notary Public