

Recorded: 8/12/2022 at 1:49:42.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$303.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2411

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

Preparer Information: Jeffrey E. Hiatt, 2080 Southpark Court, Dubuque, Iowa 52003; (563) 582-2926

Taxpayer Information: Gregory A. Dirks and Georgina M. Dirks; 102 Walnut Street SE, Hopkinton, Iowa 52237

Return Document To: Gregory A. Dirks and Georgina M. Dirks; 102 Walnut Street SE, Hopkinton, Iowa 52237

Grantors: MAV Investments LLC

Grantees: Gregory A. Dirks and Georgina M. Dirks

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar (\$1.00) and other valuable consideration, MAV Investments LLC, an Iowa Limited Liability Company, organized and existing under the laws of Iowa, does hereby Convey to Gregory A. Dirks and Georgina M. Dirks; a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Six (6) and the West fifteen (15) feet of Lot Five (5), Block One (1), Hopkinton Addition by H.A. Carter, according to plat recorded in Book E L.D., Page 529.


There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

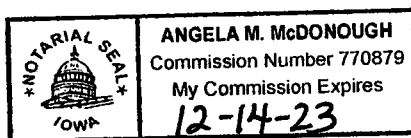
Dated: August 11, 2022.

MAV Investments LLC, Iowa Limited
Liability Company

By 
Matt Vaske, Member

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on August 11, 2022, 2022,
by Matt Vaske, as Member of MAV Investments LLC.




Signature of Notary Public