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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$370.40

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To/Taxpayer: Ricky J. Frasher 140 West Howard Street Manchester, IA 52057

Preparer: Benjamin M. Lange, Swisher & Cohrt, 222 1st Street E, Independence, IA 50644 (319) 334-4488

WARRANTY DEED

(Limited Liability Company)

For the consideration of \$1.00 Dollar(s) and other valuable consideration, LIZJEN, LLC, an Iowa limited liability company, does hereby convey to Ricky J. Frasher, a single person, the following described real estate located in Delaware County, Iowa:

Unit #2 of Building #1 and the undivided interest in the common elements appurtenant to said Unit, in Honey Creek Condominiums, according to the Declaration recorded in Book 2011, Page 2592; same being located on Lot Six (6) of North Oak Subdivision being a subdivision of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ -NE $\frac{1}{4}$) and part of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ - NE $\frac{1}{4}$) of Section 20, Township 89 North, Range 5 West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 1999, Page 126.

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 grantee(s), 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 that it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor warrants that it is a manager-managed limited liability company; that the manager(s) signing this instrument is/are a designated agent(s) of the company with authority to sign on behalf of the company; and that this instrument was authorized by and signed on behalf of the company, in its ordinary course of business.

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, according to the context.

PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401

Dated: August 15th, 2022.

LIZJEN, LLC

By: [Signature]
James T. Lyness, Member

STATE OF IOWA, Linn COUNTY, ss.

This instrument was acknowledged before me on the 15th day of August, 2022, by James T. Lyness, as a member of LIZJEN, LLC.

[Signature]
Notary Public in such County and State

