



Book 2022 Page 2580

Document 2022 2580 Type 03 001 Pages 3

Date 8/29/2022 Time 3:00:03PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$263.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: McDermott Bros. Ventures, LLC, c/o Jason McDermott, 1501 1st Avenue East, Cascade, Iowa 52033

Return Document To: McDermott Bros. Ventures, LLC, c/o Jason McDermott, 1501 1st Avenue East, Cascade, Iowa 52033

Grantors: Kruse Family Real Estate, LLC, an Iowa limited liability company

Grantees: McDermott Bros. Ventures, LLC, an Iowa limited liability company

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, Kruse Family Real Estate, LLC, an Iowa limited liability company, does hereby Convey to McDermott Bros. Ventures, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

Lot Two (2) of Earlville ROW Subdivision A Part of Section Twenty-Six (26) And Part Of Section Thirty-Five (35) Township Eighty-Nine North (T89N), Range Four West (R4W) Of The Fifth Principal Meridian, City Of Earlville, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 101; also Lots Seven (7) of Walling's Subdivision In The NE 1/4 Of The NE 1/4 Of Section 35, T89N, R4W Of The Fifth P.M., City of Earlville, Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 98

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: 8/28/2022

Kruse Family Real Estate, LLC, an Iowa limited liability company

By Allen M. Kruse
Allen M. Kruse, Member

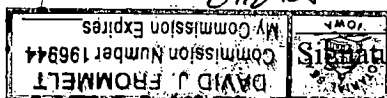
By Wendy S. Kruse
Wendy S. Kruse, Member

By Philip Rave
Philip Rave, Member

By Tiffany Rave
Tiffany Rave, Member

STATE OF IOWA, COUNTY OF Delaware


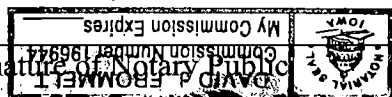
This record was acknowledged before me on August 29, 2022, by Allen M. Kruse as Member of Kruse Family Real Estate, LLC a limited liability company.



David J. Frommelt
Signature of Notary Public


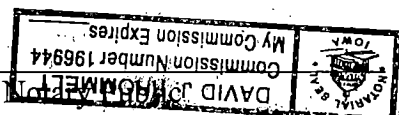
STATE OF IOWA, COUNTY OF Osceola

This record was acknowledged before me on August 29, 2022, by Wendy S. Kruse as Member of Kruse Family Real Estate, LLC a limited liability company.

  6/12/25

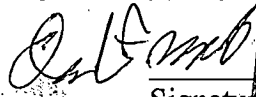
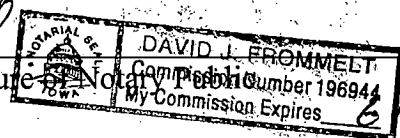
STATE OF IOWA, COUNTY OF Osceola

This record was acknowledged before me on August 29, 2022, by Philip Rave as Member of Kruse Family Real Estate, LLC a limited liability company.

  6/12/25

STATE OF IOWA, COUNTY OF Osceola

This record was acknowledged before me on August 29, 2022, by Tiffany Rave as Member of Kruse Family Real Estate, LLC a limited liability company.

  6/12/25