

Recorded: 9/16/2022 at 3:21:10.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$127.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2796

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: 3HL Properties L.L.C., 1251 White Oak Avenue, Lisbon, IA 52253

Return Document To: 3HL Properties L.L.C., 1251 White Oak Avenue, Lisbon, IA 52253

Grantors: Terrance A. Walen

Grantees: 3HL Properties L.L.C.

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, Terrance A. Walen, a single person, does hereby Convey to 3HL Properties L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Seventy One (71) of "Clair-View Acres at Delhi, Iowa" in Sections 23 and 26, Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200

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: September 13, 2022

Terrance A. Walen
Terrance A. Walen, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on September 13, 2022 by Terrance A. Walen, single.



Susan K. Meyer
Signature of Notary Public