

Recorded: 9/30/2022 at 3:52:21.0 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: 2949

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

Taxpayer Information: Doug Hogan, 131 Woodland Dr., Manchester, IA 52057

Return Document To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

Grantors: Contango, LLC

Grantees: Doug Hogan

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Contango, LLC, does hereby Convey to Doug Hogan, a married person, the following described real estate in Delaware County, Iowa:

Lot 3 of McIntosh Second Addition, a Subdivision of part of the NW ¼ of the NW ¼ of Section Thirty-Three (33), Township 89 North, Range 5, West of the 5th P.M., Manchester, Iowa.

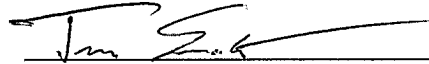
*This deed is given in full satisfaction of real estate contract dated May 15, 2020 and May 18, 2020, filed May 28, 2020, in Book 2020, Page 1661, in the records of the Delaware County, Iowa Recorder.

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 26, 2022.

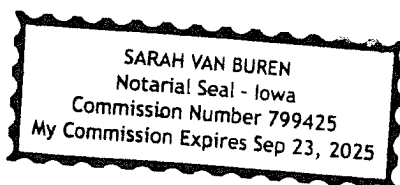
CONTANGO, LLC

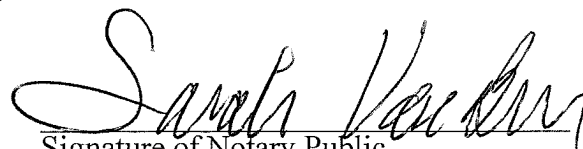

Travis Smock, Member


Shane Beatty, Member

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on September 26, 2022, Shane Beatty and Travis Smock, Members of Contango, LLC.




Signature of Notary Public