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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$215.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Patrick B. Dillon, 209 E 1st Street, Sumner, IA 50674

Taxpayer: Shamrock Valley Properties, LLC, 14610 330th St, Strawberry Point, IA 52076

Preparer: Patrick B. Dillon, 209 E 1st Street, Sumner, IA 50674, Phone: 563 578-1850



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Aaron A Kenny and Tara A Kenny, husband and wife, do hereby Convey to Shamrock Valley Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

That part of Lot Seventeen (17) of the Subdivision of part of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) and of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty-nine (29), Township Eighty-nine (89) North, Range Five (5), West of the Fifth P.M. according to plat recorded in Book A Plats, Page 6, described as commencing at a point 243 feet and 9 inches South of a point on the South line of Clara Avenue 249.15 feet West of the West line of New Street, thence South 149.58 feet, thence West 117.15 feet, thence North 120.33 feet, thence East 62.0 feet, thence Northeasterly 64.0 feet to the point of beginning, except that part deeded to the City of Manchester, Iowa, for roadway purposes and subject to sewer rights.

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.

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: 7 Oct 2022

Aaron A Kenny
Aaron A Kenny, Grantor

Tara A Kenny
Tara A Kenny, Grantor

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on 7 Oct 22 by
Aaron A Kenny and Tara A Kenny, husband and wife.

[Signature]
Signature of Notary Public

