

Recorded: 10/11/2022 at 9:19:59.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$119.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 3055

**WARRANTY DEED**  
**(CORPORATE GRANTOR)**  
**Recorder's Cover Sheet**

**Preparer Information:** Werner Hellmer, PO Box 342, Dyersville, IA 52040-0342, Phone:  
(563) 875-9733

**Taxpayer Information:** Heritage Equity Group, LLC, 866 5th St SW, Dyersville, IA 52040

**Return Document To:** Werner Hellmer, PO Box 342, Dyersville, IA 52040-0342

**Grantors:** Eastern Iowa Milling & Consulting, LLC

**Grantees:** Heritage Equity Group, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED  
(CORPORATE GRANTOR)**

For the consideration of Ten Dollar(s) and other valuable consideration, Eastern Iowa Milling & Consulting, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Heritage Equity Group, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

See Addendum

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 Corporation 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.

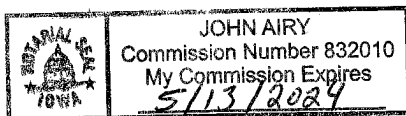
Dated: 10/7/2022

Eastern Iowa Milling & Consulting, LLC, an  
Iowa limited liability company

By Darlene A. Frasher  
Darlene A. Frasher, Managing Member

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on John N. Airy,  
by Darlene A. Frasher, as Managing Member, of Eastern Iowa Milling & Consulting, LLC a  
limited liability company.



John N. Airy  
Signature of Notary Public

## ADDENDUM

### PARCEL I

That part of Lot 26 of Subdivision of all that part of North one-half (N1/2) of Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Ninety (90) North, Range Four (4) West of the Fifth P.M. as lies West from Depot Ground of the C.M.St. P.&P. RR Co., and not covered by Baker's First and Second Additions to Greeley, Iowa, described as follows: Commencing at the Northeast corner of said Lot 26, thence Southeasterly along the East line of said lot a distance of 200.2 feet, thence West a distance of 67 feet, thence North a distance of 201.6 feet to a point on the North line of said lot which is 50 feet West of the Northeast corner of said lot, thence East along the North line of said lot a distance of 50 feet to point of beginning.

### PARCEL II

Lot Twenty-five (25) and the West Forty-seven (47) feet of Lot Twenty-six (26), except that part of Lot Twenty-six (26) described as commencing at the Northwest corner of said lot Twenty-six (26), thence East Forty-seven (47) feet, thence South One Hundred Forty-four (144) feet to the point of beginning, thence West Thirty-five (35) feet, thence South Thirty (30) feet, thence East Thirty-five (35) feet, thence North Thirty (30) feet to the point of beginning; all in the Subdivision of all that part of the North Half (N1/2) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Ninety (90) North, Range Four (4), West of the Fifth P.M., as lies West from the Depot Grounds of the Chicago, Milwaukee & St. Paul Railroad Company property, and not covered by Baker's First and Second Addition to Greeley, Iowa.

### PARCEL III

That part of the subdivision of all parts of the N 1/2 of the NW 1/4 of Section 29, Township 90 North, Range 4 West of the 5th P.M., City of Greeley, Delaware County, Iowa, described as commencing at the intersection of the centerline of Third Street with the centerline of the former main track of Chicago, Milwaukee, St. Paul and Pacific Railroad Company, said intersection being the point of beginning; thence S3°50'40" East 277.26 feet; thence N89° 03'00" West 150.53 feet to the westerly line of former right of way of said Railroad Company; thence N3° 50'40" West along said line 249.66 feet to the south right of way line of Third Street; thence S89° 03'00" East along said right of way line 100.35 feet; thence N3° 50'40" West 27.60 feet to the centerline of Third Street; thence S89° 03'00" East along said centerline 50.18 feet to the point of beginning, said parcel containing approximately 0.89 acre.