

Recorded: 10/20/2022 at 11:07:23.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$95.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3152

Return To: American Nails, L.L.C., 213 Manchester Ave, Earlville, IA 52041
Taxpayer: American Nails, L.L.C., 213 Manchester Ave, Earlville, IA 52041
Preparer: Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Phone: 563-744-3359



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Chris J. Smock and Katie M. Smock, husband and wife, do hereby Convey to American Nails, L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

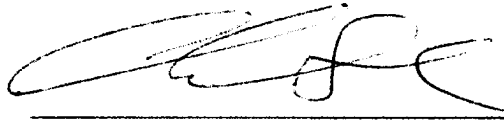
Lots Eight (8) and Nine (9), except the West fifty (50) feet of said Lot Nine (9), Block Twelve (12), Pitkin's Addition to Nottingham, Delaware County, Iowa, now a part of the incorporated Town of Earlville, Iowa, according to plat recorded in Book I L.D., Pages 456-457.

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.

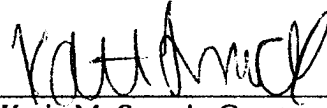
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: October 20, 2022.



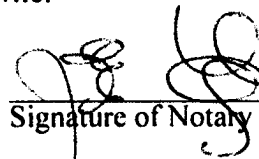
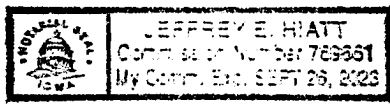
Chris J. Smock, Grantor



Katie M. Smock, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 20, 2022 by
Chris J. Smock and Katie M. Smock, husband and wife.



Signature of Notary Public