

Recorded: 11/15/2022 at 8:14:01.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$125.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3397

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

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

Taxpayer Information: Nicholas Elgin, 117 7th Street SE, Dyersville, IA 52040

Return Document To: Nicholas Elgin, 117 7th Street SE, Dyersville, IA 52040

Grantors: Lakeside Property Development, L.L.C.

Grantees: Nicholas Elgin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, Lakeside Property Development, L.L.C., a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Nicholas Elgin, as a single person, the following described real estate in Delaware County, Iowa:

Lot Four (4) of Lost Beach Valley Subdivision A Subdivision Of Parcel 2016-48
In The NW 1/4 Of The SE 1/4 Of Section 19, T88N, R4W Of The Fifth P.M.,
Delaware County, Iowa, according to plat recorded in Book 2016, Page 2828

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 grantor 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: November 14, 2022

Lakeside Property Development, L.L.C., an Iowa
limited liability company

By [Signature]
Mitchell W. Tanner, Member

By Marty A. Pottebaum
Marty A. Pottebaum, Member

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on November 14, 2022,
by Mitchell W. Tanner and Marty A. Pottebaum, as Members, of Lakeside Property
Development, L.L.C. a limited liability company.



[Signature]
Signature of Notary Public