

Recorded: 2/6/2023 at 3:38:32.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 285

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**Preparer Information:** Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704  
**Taxpayer Information:** Juniper Investments, LLC, 30151 Navarro Ridge Road, Albion, CA 95410  
**Return Document To:** Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

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### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Gregory W. Hawker, a single person, and Brooke T. Wilder, a single person, do hereby convey to Juniper Investments, LLC, an Iowa Limited Liability Company, the following described real estate in Delaware County, Iowa:

**The East eighty-six (86.0) feet of the South one-half (S ½) of Lot Sixteen (16), Burrington's Addition to Manchester, Iowa, according to the plat recorded in Book I, L.D., Page 245.**


\* 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.

\* This Deed is exempt pursuant to Iowa Code Section 428A.2(21).

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.

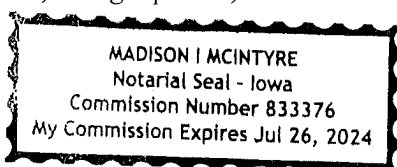
Dated: 1/31/2023, 2023.

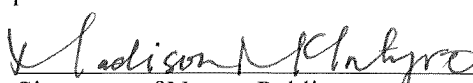
  
\_\_\_\_\_  
Gregory W. Hawker, Grantor

  
\_\_\_\_\_  
Brooke T. Wilder, Grantor

STATE OF Iowa, COUNTY OF Buchanan,

This record was acknowledged before me on January 31, 2023, by Gregory W. Hawker, a single person, and Brooke T. Wilder, a single person.



  
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Signature of Notary Public