

Recorded: 2/24/2023 at 2:55:51.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$103.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 415

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

Preparer Information:

Taxpayer Information: Lost Mountain Properties, LLC, c/o Mitchell W. Tanner, 25410 Malie Drive, Delhi, IA 52223

Return Document To: Lost Mountain Properties, LLC, c/o Mitchell W. Tanner, 25410 Malie Drive, Delhi, IA 52223

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

Grantees: Lost Mountain Properties, LLC

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 Lost Mountain Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot One (1) and Lot Two (2) of the Replat Of Lot 1, Lot 2, & Lot 3 Of Lost Beach Valley Subdivision In The NW 1/4 Of The SE 1/4, Sec. 19, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2022, Page 3817

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: Feb 17, 2023

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

By [Signature]
Mitchell W. Tanner, Member

By [Signature]
Marty A. Pottebaum, Member

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on Feb 17, 2023
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