

Recorded: 3/17/2023 at 8:38:54.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$271.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 593

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

Taxpayer Information: Darrell McElligott and Nicole McElligott, 1308 Evans Dr., Center Point, IA 52213

Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, Iowa 50644

Grantors: DM Cove, LLC

Grantees: Darrell McElligott and Nicole McElligott

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, DM Cove, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Darrell McElligott and Nicole McElligott, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Six (6) of Lake Pointe Estates A Subdivision Of Part Of The NE¼ And Part Of The SE¼ Of Section 30, T88N, R4W Of The 5th Principal Meridian, Delaware County, Iowa, according to the plat recorded in Book 2021, Page 3538.


***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: March 15, 2023.

DM COVE, LLC

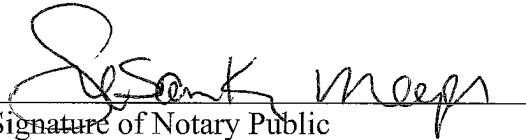

Chad A. Mormann, Manager


Jeff Domeyer, Manager

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on March 15, 2023, by Chad A. Mormann, Manager of DM Cove, LLC, an Iowa limited liability company.

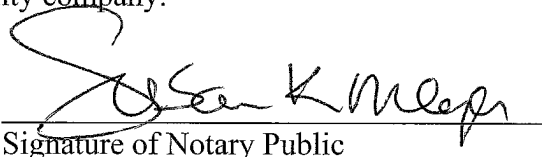



Signature of Notary Public

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on March 15, 2023, by Jeff Domeyer, Manager of DM Cove, LLC, an Iowa limited liability company.




Signature of Notary Public