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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



Return To: HAVA Real Estate, LLC, 2078 Hwy 3, PO Box 236, Edgewood, IA 52042

Taxpayer: HAVA Real Estate, LLC, 2078 Hwy 3, PO Box 236, Edgewood, IA 52042

Preparer: Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Phone: 563-744-3359



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, Edgewood Veterinary Clinic, LLP a/k/a Edgewood Veterinary Clinic, a Partnership a/k/a Edgewood Veterinary Clinic, a limited liability partnership organized and existing under the laws of Iowa, does hereby Convey to HAVA Real Estate, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Four (4) of "Mescher's Subdivision", a subdivision of the East four-fifths (E 4/5) of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, except the South four hundred fifty two (452) feet thereof, according to plat recorded in Book 6, Plats, Page 32.

This deed is exempt according to Iowa Code 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: 4/6/23

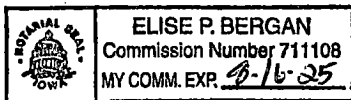
Edgewood Veterinary Clinic, LLP a/k/a
Edgewood Veterinary Clinic, a Partnership a/k/a
Edgewood Veterinary Clinic, an Iowa limited
liability partnership

By Shari Varner
Shari Varner, Member

By Ashley L. Vander Hart
Ashley L. Vander Hart, Member

STATE OF IOWA, COUNTY OF Delaware

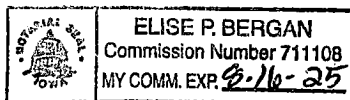
This record was acknowledged before me on Apr. 16, 2023, by Shari Varner, as Member, of Edgewood Veterinary Clinic, LLP a/k/a Edgewood Veterinary Clinic, a Partnership a/k/a Edgewood Veterinary Clinic, a limited liability partnership.



Elise P. Bergan
Signature of Notary Public

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on Apr. 16, 2023, by Ashley L. Vander Hart, as Member, of Edgewood Veterinary Clinic, LLP a/k/a Edgewood Veterinary Clinic, a Partnership a/k/a Edgewood Veterinary Clinic, a limited liability partnership.



Elise P. Bergan
Signature of Notary Public