



Book 2023 Page 891

Document 2023 891 Type 03 001 Pages 2
Date 4/26/2023 Time 2:33:57PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$287.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Christopher McNamara & Jill McNamara 1045 Garfield Ave., West Liberty, IA
52776-9000

Taxpayer: Christopher McNamara & Jill McNamara 1045 Garfield Ave., West Liberty, IA
52776-9000

Preparer: Daniel H. Swift, Swift Law Firm, 108 N Madison St., PO Box 207, Manchester, IA
52057, (563) 927-4901



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar and other valuable consideration, Achinback Waterfront Subdivision, LLC, an Iowa limited liability company, does hereby convey to Christopher McNamara and Jill McNamara, 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 Thirty-Four (34) of Schmidt's Farm & Lake Subdivision, a Subdivision of Parcel 2017-87 in Sec. 23 and Sec. 26 all in T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2021, Page 1603

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 grantee, by accepting this Warranty Deed and recording same, hereby confirms, affirms, ratifies, acknowledges, accepts, and agrees to be bound by all of the Declaration of Covenants, Conditions, and Restrictions Concerning Schmidt's Farm & Lake Subdivision as set forth in the Declaration recorded with the Recorder of Delaware County, Iowa, on October 4, 2021, and as shown in Book 2021, Page 3465, and Amendment to said Declaration recorded with the Recorder of Delaware County, Iowa, on January 5, 2022, in Book 2022, Page 57 and the Declaration of Private Road Agreement and Private Road Maintenance as set forth in the Declaration recorded with the Recorder of Delaware County, Iowa,

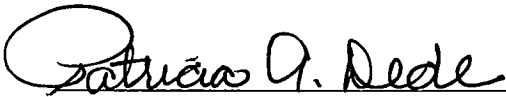
on November 4, 2021, and as shown in Book 2021, Page 3894.)

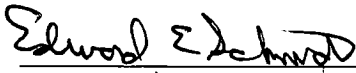
The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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 this 14th day of April 2023

ACHINBACK WATERFRONT
SUBDIVISION, LLC
Grantor

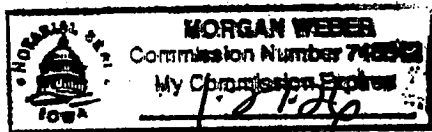

Patricia A. Dede

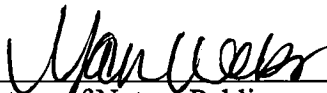

Edward E. Schmidt

*Constituting all of the Members/Managers of
Achinback Waterfront Subdivision, LLC

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 14th day of April 2023 by Patricia A. Dede and Edward E. Schmidt as all of the Members and Managers of Achinback Waterfront Subdivision, LLC, an Iowa limited liability company.




Signature of Notary Public