

Recorded: 5/5/2023 at 11:03:08.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.22  
Combined Fee: \$15.22  
Revenue Tax:  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 971



## BILL OF SALE

**Return Document To:** James T Peters, 309 First St. E, Independence, IA 50644

**Preparer Information:** James T Peters, 309 First St. E, Independence, IA 50644, Phone: 319-334-9992

**Address Tax Statement:** Julia Techau, 1526 Franklin St., Center Point, IA 52213

For the consideration of the sum of One Dollar and other valuable consideration, Julia Techau, as Executor of the Michael Techau Estate ("Seller") does hereby sell, transfer and assign to Julia Techau the following described personal property, Delaware County, State of Iowa

Dwelling on leased land described as:  
Pt N 1/2 NW Section 30 (220-30-01-050-00)  
Hartwick Lake Club  
2607 220th ave  
Delhi, IA

**The transfer is made in the course of administration of the estate of Michael Techau and is exempt from time of transfer septic inspection requirements.**

**This deed is exempt according to Iowa Code 428A.2(20).**

Seller hereby covenants with Buyer that Seller is the owner of said personal property, that Seller has good and lawful authority to sell, transfer, and assign the same and that the same is free and clear of all liens, security interests and encumbrances except as may be above stated; and Seller covenants to warrant and defend said personal property against the lawful claims of all persons except as may be above stated.

**SELLER HEREBY SELLS, TRANSFERS AND ASSIGNS SAID PERSONAL PROPERTY IN "AS IS" CONDITION. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE IN REGARD TO SAID PERSONAL PROPERTY ARE HEREBY EXCLUDED. THERE ARE NO**

WARRANTIES OF FITNESS WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.

CERTIFICATION. Buyer and Seller certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as the appropriate gender, according to the context.

Dated on 4/6/2023.

SELLER  
Julia Techau,  
Executor of the Michael Techau Estate

BUYER

Julia Techau  
Julia Techau (Buyer)

By: Julia Techau  
Julia Techau, as Executor

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on 4/6/2023 by Julia Techau,  
Executor of the Michael Techau Estate.

Verna Kay Kuehl  
Signature of Notary Public

