

Recorded: 5/15/2023 at 10:42:05.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$79.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1045

Prepared by: Mark R. Van Heukelom
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804

(319) 363-0101
FAX (319) 363-9824

Return to/Address tax statement: Supple Trucking, LLC, 523 Andrew St. NE, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Susan K. Kramer, a single person, does hereby convey to Supple Trucking, LLC, the following described real estate located in Delaware County, Iowa:

LOT TWENTY-SIX (26), AND ALL THAT PART OF LOTS TWENTY SEVEN (27), TWENTY EIGHT (28), TWENTY NINE (29) AND THIRTY (30) OF PUBLIC SQUARE ADDITION TO HOPKINTON, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 19 L.D., PAGE 103, DESCRIBED AS COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT THIRTY (30), WHICH IS FORTY (40.0) FEET NORTHWESTERLY FROM THE SOUTHEASTERN CORNER OF SAID LOT THIRTY (30), THENCE NORTHWESTERLY ALONG THE SOUTHERN LINE OF SAID LOT THIRTY (30) TO THE SOUTHWESTERN CORNER OF SAID LOT THIRTY (30), THENCE NORTHEASTERLY ALONG THE WESTERN LINE OF SAID LOTS TO THE NORTHWESTERN CORNER OF LOT TWENTY SEVEN (27), THENCE SOUTHEASTERLY ALONG THE NORTHERN LINE OF SAID LOT TWENTY SEVEN (27) A DISTANCE OF FORTY (40.0) FEET, THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

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 Grantee, 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: 5-12-23, 2023

By: Susan K Kramer
Susan K. Kramer

STATE OF IOWA, COUNTY OF JONES, ss:

This instrument was acknowledged before me on May 12, 2023, by Susan K. Kramer, a single person.



Lisa R. Stevens
(Print Name) Lisa R. Stevens
Notary Public in and for the State of Iowa