

Recorded: 5/18/2023 at 11:56:08.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$191.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1086

Return To: TMB Investment Properties, LLC, 317 5th Ave SE, Dyersville, IA 52040
Taxpayer: TMB Investment Properties, LLC, 317 5th Ave SE, Dyersville, IA 52040
Preparer: Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Phone: 563-744-3359



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Richard J. Ludwig and M. Brenda Ludwig, husband and wife, do hereby Convey to TMB Investment Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Commencing at a point three hundred seventy six (376) feet South and thirty (30) feet East of the Northwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) Section Four (4), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., thence South seventy seven (77) feet, thence East eighty seven and one-half ($87 \frac{1}{2}$) feet, thence North seventy seven (77) feet, thence West eighty seven and one-half ($87 \frac{1}{2}$) feet to the place of beginning,

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

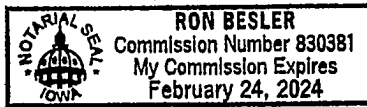
Dated: 5/14/2023.

Richard J. Ludwig
Richard J. Ludwig, Grantor

M. Brenda Ludwig
M. Brenda Ludwig, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on May 14th, 2023 by
Richard J. Ludwig and M. Brenda Ludwig, husband and wife.



Ron Besler
Signature of Notary Public