

Recorded: 5/19/2023 at 3:08:02.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$8.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1110

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644. Phone: 319-334-3704

Taxpayer Information: Sand D, LLC, 2728 218th Street, Earlville, IA 52041

Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Timbergate Community Association, an Iowa Nonprofit Corporation, does hereby Convey Sand D, LLC, an Iowa Limited Liability Company, the following described real estate in Delaware County, Iowa:

Lot Two (2), Block Four (4) of the Subdivision of Lot Two (2) of Timbergate Subdivision in Section Thirty Six (36), Township Eighty Nine (89) North, Range Four (4), West of the Fifth Principal Meridian in Delaware County, Iowa, according to plat recorded in Book 4 Plats, Pages 65-67, except that part described as commencing at the Southwesterly corner of said Lot Six (6), thence South 25° 21' 27" East along the extended Southwesterly line of said Lot Six (6) forty two and twenty three hundredths (42.23) feet to the boundary of a lake, thence North 61° 34' 13" East along said lake boundary one hundred fifty seven and five-tenths (157.5) feet, thence North 27° 06' 34" East along said lake boundary forty one and fifty seven hundredths (41.57) feet to a point on the Northeasterly line of said Lot Six (6) extended, thence North 50° 33' 27" West along said extended Northeasterly line fifty five hundredths (.55) feet, thence South 67° 02' 33" West along the Southeasterly line of said Lot Six (6) one hundred ninety and seventeen hundredths (190.17) feet to the point of beginning; also Spruce Court and that part of Maple Ridge lying South of the extended North line of Lot One (1), Block One (1) of the Subdivision of Lot Two (2) of Timbergate Subdivision in Section Thirty Six (36), Township Eighty Nine (89) North, Range Four (4), West of the Fifth Principal Meridian in Delaware County, Iowa, according to plat recorded in Book 4 Plats, Pages 65-67, subject to easements of record.

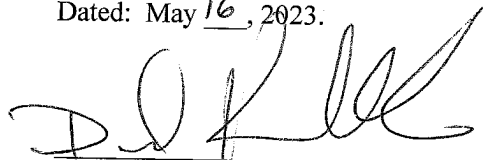
***There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.**

The grantor hereby covenants with 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.

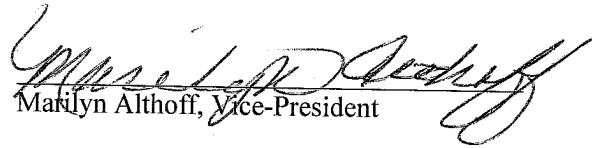
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: May 16th, 2023.


Timbergate Community Association



Dave Krambeck, President



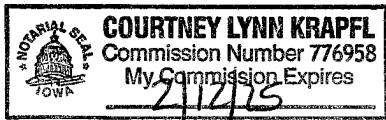
Marilyn Althoff, Vice-President

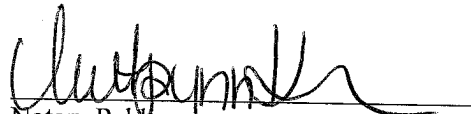


Linda Burkle, Secretary/Treasurer

STATE OF IOWA, Delaware COUNTY ss:

On this 16 day of May, 2023 before me a Notary Public, State of Iowa, personally appeared Dave Krambeck, President of Timbergate Community Association.

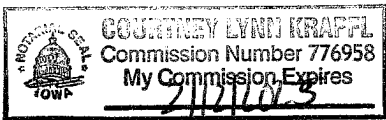


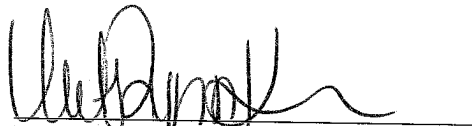


Notary Public

STATE OF IOWA, Delaware COUNTY ss:

On this 16 day of May, 2023 before me a Notary Public, State of Iowa, personally appeared Marilyn Althoff, Vice-President of Timbergate Community Association.



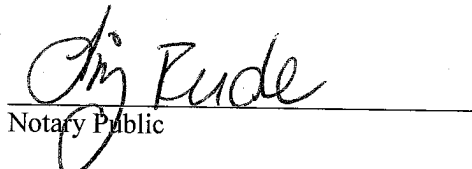


Notary Public

STATE OF IOWA, Delaware COUNTY ss:

On this 16th day of May, 2023 before me a Notary Public, State of Iowa, personally appeared Linda Burkle, Secretary/Treasurer of Timbergate Community Association.





Notary Public