

Recorded: 5/30/2023 at 2:25:28.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$519.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1192

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926

Taxpayer Information: 5L Real Estate, LLC., 1251 White Oak Ave NE, Lisbon, IA 52253

Return Document To: 5L Real Estate, LLC, 1251 White Oak Ave NE, Lisbon, IA 52253

Grantors: Vyron C. Nelson and Roberta A. Nelson and Nelson Realty Group, LLC

Grantees: 5L Real Estate, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, Vyron C. Nelson and Roberta A. Nelson, Husband and Wife and Nelson Realty Group, LLC, a limited liability company organized and existing under the laws of Iowa, do hereby Convey to 5L Real Estate, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Dubuque County, Iowa:

Lots Five (5) and Six (6) and the East forty (40.0) feet of Lot Seven (7) of Keegan's Subdivision to Ryan, Iowa, being part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirteen (13), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 162.

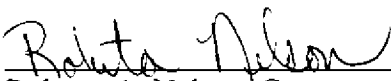
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

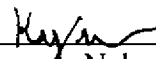
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 5-24-23.


Vyron C. Nelson, Grantor


Roberta A. Nelson, Grantor

Nelson Realty Group, LLC, an Iowa limited liability company

By 
Keegan Nelson, Member

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on May 24, 2023 by Vyron C. Nelson & Roberta A. Nelson, husband and wife.

Susan K Meyer
Signature of Notary Public

STATE OF IOWA COUNTY OF Delaware

This record was acknowledged before me on May 24, 2023, by Keegan Nelson, as Member, of Nelson Realty Group, LLC a limited liability company.

Susan K Meyer
Signature of Notary Public

