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Document 2023 1319 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev. Transfer Tax \$516.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: L & C Ventures, LLC, PO Box 8, Hopkinton, IA 52237

Return Document To: L & C Ventures, LLC, PO Box 8, Hopkinton, IA 52237

Grantors: Roger D. Groth and Connie J. Groth

Grantees: L & C Ventures, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Three Hundred Twenty-Three Thousand Dollar(s) and other valuable consideration, Roger D. Groth and Connie J. Groth, husband and wife, do hereby Convey to L & C Ventures, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Eighty Two (82) of Willie's Second Subdivision of Part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Fifteen (15), and Part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Fifteen (15), and Part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Fourteen (14), and Part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Fourteen (14), all in Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 106, except Parcel 2019-51, Part Of Lot 82, Willie's Second Subdivision In The SE 1/4 - NE 1/4 Of Section 15, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2019, Page 1946

This deed is given in fulfillment of real estate contract filed May 21, 2021 in Book 2021, Page 1883.

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.

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.

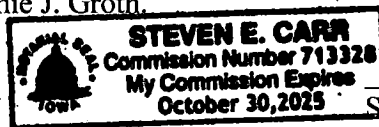
Dated: May 13, 2023

Roger D. Groth, Grantor

Connie J. Groth, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 13, 2023 by Roger D. Groth and Connie J. Groth.



Signature of Notary Public