

Recorded: 7/18/2023 at 10:23:43.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$159.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1657

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone:
563-875-9112

Taxpayer Information: KGM Property, LLC, c/o Dorrance Hogan, 2422 210th St., Delhi, Iowa
52223

Return Document To: KGM Property, LLC, c/o Dorrance Hogan, 2422 210th St., Delhi, Iowa
52223

Grantors: Amos C. Christner and Fannie D. Christner

Grantees: KGM, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Amos C. Christner and Fannie D. Christner, husband and wife, do hereby Convey to KGM Property, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lots One (1) and Two (2) of Philip & Pauline Sands Subdivision Part Of The NW 1/4 - SE 1/4, Part Of The SW 1/4 - SE 1/4, And Part Of The SE 1/4 - SE 1/4 Sec. 11, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2022, Page 3715

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: July 17, 2023

[Signature of Amos C. Christner]
Amos C. Christner, Grantor

[Signature of Fannie D. Christner]
Fannie D. Christner, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on July 17, 2023 by Amos C. Christner and Fannie D. Christner, husband and wife.



[Signature of Susan K Meyer]
Signature of Notary Public