

Recorded: 7/24/2023 at 12:05:13.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$327.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1708

Return Document To: John D. and Maranda M. Cook, 1423 Washington Avenue, Lamont, Iowa 50650

Preparer Information: George Davis, 225 1st Avenue East, Dyersville, Iowa 52040

Address Tax Statement: John D. and Maranda M. Cook, 1423 Washington Avenue, Lamont, Iowa 50650

BILL OF SALE

For the consideration of the sum of Two Hundred Twenty Thousand (\$220,000) Dollar(s) and other valuable consideration, Jeffrey J. Boge and Patricia K. Boge, husband and wife ("Sellers") do hereby sell, transfer and assign to John D. Cook and Maranda M. Cook, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common ("Buyers") the following described personal property, Delaware County, State of Iowa

Leasehold interest in property located at 25955 206th Avenue, Manchester, Iowa 52057, being a building on land leased of Schneider, in Section Twenty Three (23), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth P.M.; Parcel ID #000250230100609

The boat lift and all the contents of the cabin are also included in this sale

Seller hereby covenants with Buyer that Seller is the owner of said personal property, that Sellers has good and lawful authority to sell, transfer, and assign the same and that the same is free and clear of all liens, security interests and encumbrances except as may be above stated; and Sellers covenant to warrant and defend said personal property against the lawful claims of all persons except as may be above stated.

SELLER HEREBY SELLS, TRANSFERS AND ASSIGNS SAID PERSONAL PROPERTY IN "AS IS" CONDITION. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE IN REGARD TO SAID PERSONAL PROPERTY ARE HEREBY EXCLUDED. THERE ARE NO WARRANTIES OF FITNESS WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.

CERTIFICATION. Buyers and Sellers each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and

Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

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

Dated on July 24, 2023.

Jeffrey J. Boge
Jeffrey J. Boge, (Seller)

John D. Cook
John D. Cook (Buyer)

Patricia K. Boge
Patricia K. Boge, (Seller)

Maranda M. Cook
Maranda M. Cook (Buyer)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on July 24, 2023, by Jeffrey J. Boge and Patricia K. Boge, husband and wife.



Susan Meyer
Signature of Notary Public

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on July 24, 2023, by John D. Cook and Maranda M. Cook, husband and wife.



Susan Meyer
Signature of Notary Public