

Recorded: 7/27/2023 at 11:27:53.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$95.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1752

**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
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: 20765 248th St, Delhi, IA 52223

Return Document To: 20765 248th St, Delhi, IA 52223

Grantors: R. & J. Rentals, L.L.C. aka R & J Rentals, L.L.C.

Grantees: RAP, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

RECORDED
INDEXED
DELTA COUNTY, IOWA
JUL 27 2023
11:27:53 AM
DANEEN SCHINDLER
RECORDER



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of Sixty Thousand Dollar(s) and other valuable consideration, R. & J. Rentals, L.L.C. aka R & J Rentals, L.L.C., a limited liability company organized and existing under the laws of Iowa, does hereby Convey to RAP, L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

That part of Lot Twelve (12) of the Subdivision of the East three-fourths (E ¾) of the South one-half (S1/2) of Section Thirty Two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 5, described as beginning at the Southeast corner of Lot Eight (8) of said Subdivision, running thence Northwesterly along the South line of said Lot Eight (8) to the East line of the railroad right of way, thence South along said East line six hundred thirty nine and twenty eight hundredths (639.28) feet, thence East to the East line of said Lot Twelve (12), thence North along said East line to the point of beginning

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.

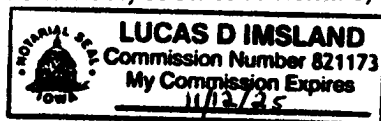
Dated: 7-26-23

R. & J. Rentals, L.L.C. aka R & J Rentals,
L.L.C., an Iowa limited liability company

By Jane Philippson
Jane Philippson, Member

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 26, 2023, by Jane Philippson, as Member, of R. & J. Rentals, L.L.C. aka R & J Rentals, L.L.C. a limited liability company.



[Signature]
Signature of Notary Public