

Recorded: 7/28/2023 at 2:44:58.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$234.40  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 1770

**Return Document To:** Nicholas J. Bonewitz, 4117 W Cedar Wapsie Road, Cedar Falls, Iowa 50613-8713

**Preparer Information:** George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

**Address Tax Statement:** Nicholas J. Bonewitz, 4117 W Cedar Wapsie Road, Cedar Falls, Iowa 50613-8713

### **BILL OF SALE**

For the consideration of the sum of One Hundred Forty Seven Thousand (\$147,000) for cabin and Three Thousand Dollars (\$3,000) for personal property including, shorelander, boat lift and one-third ownership of well, or a total of One Hundred Fifty Thousand (\$150,000) and other valuable consideration, Nicholas F. Noel and Gail M. Noel, husband and wife ("Sellers") do hereby sell, transfer and assign to Nicholas J. Bonewitz ("Buyer") the following described personal property, Delaware County, State of Iowa

Cabin on leased land, part of Schneider land, Milo township, section 23-88-5, locally known as 25927-206<sup>th</sup> Avenue, Manchester, Iowa 52057. Parcel No. 250230100409

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 7-13-23.

Nicholas F. Noel  
Nicholas F. Noel, (Seller)

Gail M. Noel  
Gail M. Noel (Seller)

Nicholas J. Bonewitz  
Nicholas J. Bonewitz (Buyer)

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on July 13, 2023, by Nicholas F. Noel and Gail M. Noel, husband and wife.



Susan K Meyer  
Signature of Notary Public

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF IOWA, COUNTY OF DUBUQUE Black Hawk Co

This record was acknowledged before me on July 25, 2023, by Nicholas J. Bonewitz.



A Becker  
Signature of Notary Public