

Recorded: 7/31/2023 at 11:16:24.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$221.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1782

Preparer: Joslyn N. Sailer of Sailer Law, PLLC, P.O. Box 530, Cedar Falls, IA 50613, Phone: (319) 260-2096
Taxpayer: Matt Marges and Melinda Marges, 108 Ungs Ct., Manchester, IA 52057
Return To: Sailer Properties, LLC, 1100 Rosewood Drive, Manchester, IA 52057

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Sailer Properties, L.L.C., an Iowa Limited Liability Company, does hereby convey to Matt Marges and Melinda Marges, husband and wife, as joint tenants with rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Nine (9) of Ungs' Subdivision of Lot One (1) according to plat recorded in Book 2 Plats, Page 123, same being a part of the Subdivision of Lot One (1) of the Subdivision of the Southwest Quarter (SW1/4) and the South one-fourth (S1/4) of the Northwest Quarter (NW1/4) of Section Twenty-Eight (28), Township Eighty-Nine (89) North, Range Five (5), West of the Fifth Principal Meridian.

*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 27, 2023

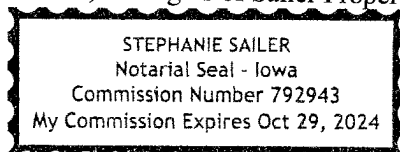
SAILER PROPERTIES, L.L.C.

Frank Sailer
Frank Sailer, Manager

Barbara Sailer
Barbara Sailer, Manager

STATE OF IOWA, COUNTY OF Delaware :

This record was acknowledged before me on July 27, 2023, by Frank Sailer and Barbara Sailer, Managers of Sailer Properties, L.L.C.



Stephanie Sailer
Signature of Notary Public