

Recorded: 8/10/2023 at 3:12:06.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1884

Return To: Hoeger Farm LLC, 22509 Stone Bridge Rd, Monticello, IA 52310
Taxpayer: Hoeger Farm LLC, 22509 Stone Bridge Rd, Monticello, IA 52310
Preparer: Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Phone: 563-744-3359



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Anthony L. Hoeger, a single person, does hereby Convey to Hoeger Farm LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Parcel C, A part of the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ all in Section 2, Township 88 North, Range 3 West of the 5th Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2009, Page 1241.

This deed is exempt according to Iowa Code 428A.2(21).

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: August 10, 2023

Anthony L. Hoeger

Anthony L. Hoeger, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on August 10, 2023 by
Anthony L. Hoeger.



Janet M. Scherbring
Signature of Notary Public