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Document 2023 2160 Type 03 001 Pages 3

Date 9/05/2023 Time 11:31:35AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$637.60

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

Preparer Information: Peter C Riley, 4040 First Avenue NE, Cedar Rapids, IA 52402, Phone:
(319) 363-4040

Taxpayer Information: Randy Less Revocable Trust, 2434 197th Avenue, Manchester, IA
52057

Return Document To: Peter C Riley, 4040 First Avenue NE, Cedar Rapids, IA 52402

Grantors: L & C Ventures, LLC, PO Box 8, Hopkinton, IA 52237

Grantees: Randy Less as trustee of Randy Less Revocable Trust, 2434 197th Ave., Manchester,
IA 52057

Legal Description: See attached.

Document or instrument number of previously recorded documents: Warranty Deed
recorded June 13, 2023 in Book 2023, Page 1319, Document 2023 1319.



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, L & C Ventures, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Randy Less, Trustee of Randy Less Revocable Trust, the following described real estate in Delaware County, Iowa:

See attached.

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 Corporation 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: May 13 / 22

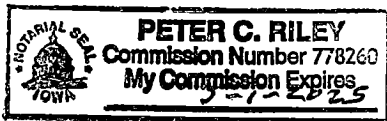
L & C Ventures, LLC, a Limited Liability Company

By Randy Less, Manager

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on May 13, 2022, by Randy Less as Manager of L & C Ventures, LLC a limited liability company.

Signature of Notary Public



Lot Eighty Two (82) of Willie's Second Subdivision of Part of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Fifteen (15), and Part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Fifteen (15), and Part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Fourteen (14), and Part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Fourteen (14), all in Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 106, except Parcel 2019-51, Part Of Lot 82, Willie's Second Subdivision In The SE $\frac{1}{4}$ - NE $\frac{1}{4}$ Of Section 15, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2019, Page 1946