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Document 2023 2485 Type 06 011 Pages 2  
Date 10/03/2023 Time 3:02:19PM  
Rec Amt \$12.00  
Rev Transfer Tax \$351.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**Return Document To:** Justin A. Feldt, 2915 Caspian Road, Hiawatha, Iowa 52233  
**Preparer Information:** George Davis, 225 1<sup>st</sup> Avenue East, Dyersville, Iowa 52040  
**Address Tax Statement:** Justin A. Feldt, 2915 Caspian Road, Hiawatha, Iowa 52233

### BILL OF SALE

For the consideration of the sum of Two Hundred Thirty Five Thousand (\$235,000) Dollar(s) and other valuable consideration, John D. Cook and Maranda M. Cook, husband and wife ("Sellers") do hereby sell, transfer and assign to Justin A. Feldt ("Buyers") the following described personal property, Delaware County, State of Iowa

**Leasehold interest in property located at 25955 206<sup>th</sup> Avenue, Manchester, Iowa 52057, being a building on land leased of Schneider, in Section Twenty Three (23), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth P.M.; Parcel ID #000250230100609**

**The boat lift and all the contents of the cabin are also included in this sale**

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.

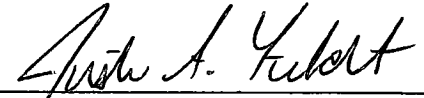
CERTIFICATION. Buyers and Sellers each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other 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 September 28, 2023

  
\_\_\_\_\_  
John D. Cook, (Seller)

  
\_\_\_\_\_  
Justin Feldt (Buyer)

  
\_\_\_\_\_  
Maranda M. Cook, (Seller)

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on September 28, 2023, by John D. Cook and Maranda M. Cook, husband and wife.

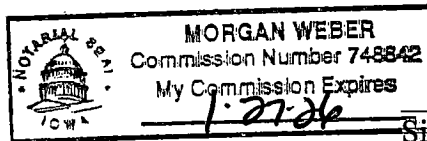


  
\_\_\_\_\_  
Signature of Notary Public

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on Sept 29, 2023, by Justin A. Feldt.



  
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Signature of Notary Public