

Recorded: 10/12/2023 at 1:02:56.0 PM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$2,199.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2548

WARRANTY DEED
(Several Grantors)
Recorder's Cover Sheet

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: JRL Holding Company, L.C., 3339 Spring Creek Road, Jesup, IA 50648

Return Document To: JRL Holding Company, L.C., 3339 Spring Creek Road, Jesup, IA 50648

Grantors: Jeffrey L. Bahndorf, Sue Bahndorf and Diana Lynn Knoedel

Grantees: JRL Holding Company, L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(Several Grantors)

For the consideration of Ten Dollar(s) and other valuable consideration, Jeffrey L. Bahndorf and Sue Bahndorf, husband and wife and Diana Lynn Knoedel, a single person, do hereby Convey to JRL Holding Company, L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

See attached SCHEDULE A

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: May 26, 2023

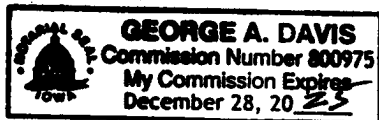
Jeffrey L. Bahndorf
Jeffrey L. Bahndorf, Grantor

Diana Lynn Knoedel
Diana Lynn Knoedel, Grantor

Sue Bahndorf
Sue Bahndorf, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

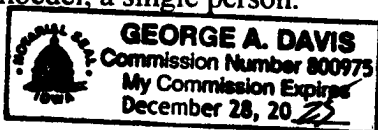
This record was acknowledged before me on May 26, 2023 by Jeffrey L. Bahndorf and Sue Bahndorf, husband and wife.



George A. Davis
Signature of Notary Public

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on May 26, 2023 by Diana Lynn Knoedel, a single person.



George A. Davis
Signature of Notary Public

SCHEDULE A

That part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Fourteen (14) described as commencing at a point seven hundred fifty three (753.0) feet West of the Southeast corner of said Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), and running thence North 28°00' East Three hundred seventy nine and six-tenths (379.6) feet, thence North 57°31' West sixty seven and five-tenths (67.5) feet, thence North 46°23' West nine hundred thirty six and four-tenths (936.4) feet to a point on the West line of said Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), thence South along said West line of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) to the Southwest corner of said Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), thence East to the point of beginning, and the South thirty (30.0) feet of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Fourteen (14), and the South thirty (30.0) feet of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Fifteen (15) all in Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M., except that part platted as Bahndorf's First Addition to Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 1, but including Lot A and vacated Lot Five (5) of said Bahndorf's First Addition, and also except that part conveyed to the Franciscan Sisters of Perpetual Adoration, Inc. , by Warranty Deed recorded in Book 109, Page 201, and also except Parcel I Part Of The NE $\frac{1}{4}$ Of The SW $\frac{1}{4}$, And Part Of Lot Four (4) Of Breezy Point Subdivision Of The NE $\frac{1}{4}$ Of The SW $\frac{1}{4}$, All Of Section Fourteen (14), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recoded in Book 8 Plats, Page 160; also all lake frontage running to the middle of the Maquoketa River bed with regard to the above described real estate,