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Document 2023 2903 Type 03 001 Pages 2
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Steven E Carr; 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Christopher and Debra Rollinger, 24822 190th Ave, Monticello, IA 52310

Return Document To: Christopher and Debra Rollinger, 24822 190th Ave, Monticello, IA 52310

Grantors: 316 Franklin Street, L.L.C.

Grantees: Christopher J. Rollinger and Debra M. Rollinger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Seventy-Two Thousand Five Hundred Dollar(s) and other valuable consideration, 316 Franklin Street, L.L.C., a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Christopher J. Rollinger and Debra M. Rollinger, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots Thirteen (13) and Fourteen (14) of Hobbs' Meadow Estates, City of Delhi, Delaware County, Iowa, according to plat recorded in Book 2020, Page 536, as corrected by Surveyor's Affidavit recorded in Book 2020, Page 4574.

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 grantor 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.

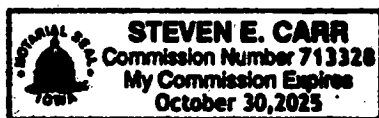
Dated: 11/12/23

316 Franklin Street, L.L.C., an Iowa limited liability company

By Marla Wulfekuhle
Marla Wulfekuhle, Member

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 17, 2023
by Marla Wulfekuhle, as Member, of 316 Franklin Street, L.L.C. a limited liability company.



SE C
Signature of Notary Public