



Book 2023 Page 3075

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Date 12/08/2023 Time 1:56:52PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$959.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

⊗ **Return To/Taxpayer:** MR Holdings, LLC 1954 221<sup>st</sup> St., Manchester, IA 52057  
**Preparer:** Benjamin M. Lange, Swisher & Cohrt, 222 1<sup>st</sup> Street E, Independence, IA 50644  
(319) 334-4488

**WARRANTY DEED**  
(Limited Liability Company)

For the consideration of \$1.00 Dollar(s) and other valuable consideration, Larry E. Heims and Connie M. Heims, husband and wife, do hereby convey to MR Holdings, LLC, an Iowa limited liability company the following described real estate located in Delaware County, Iowa:

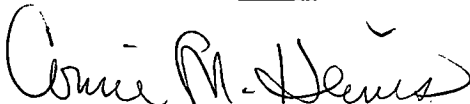
**Lot Two (2) of Larry & Connie Heims Subdivision Part of the NW ¼ - Fr. NE ¼ Sec. 3, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2009, Page 486.**

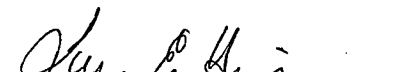
The grantor hereby covenants with grantee(s), and successors in interest that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and that it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor warrants that it is a manager-managed limited liability company; that the manager(s) signing this instrument is/are a designated agent(s) of the company with authority to sign on behalf of the company; and that this instrument was authorized by and signed on behalf of the company, in its ordinary course of business.

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, according to the context.

Dated: December 7, 2023.

  
\_\_\_\_\_  
Connie M. Heims, Grantor

  
\_\_\_\_\_  
Larry E. Heims, Grantor

STATE OF IOWA, DELAWARE COUNTY, ss.

This instrument was acknowledged before me on the 7<sup>th</sup> day of December 2023, by Larry E. Heims and Connie M. Heims.

*Teresa Turnis*

Notary Public in such County and State

