

Recorded: 12/27/2023 at 8:02:26.0 AM  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 3212

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

**Preparer Information:** Matthew Bollman, 1415 28th St STE 160, West Des Moines, IA 50266,  
Phone: (515) 727-0986

**Taxpayer Information:** Clark D Brollier and Jacklyn Brollier, 4702 SW Scott Street, Ankeny,  
IA 50023

**Return Document To:** Matthew Bollman, 1415 28th St STE 160, West Des Moines, Iowa  
50266

**Grantors:** Sidney's Cottage, LLC, a limited liability company organized and existing under the  
laws of Iowa

**Grantees:** Clark D Brollier and Jacklyn K Brollier, a married couple as joint tenants with full  
rights of survivorship and not as tenants in common

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED  
(CORPORATE GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, Sidney's Cottage, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Clark D Brollier and Jacklyn K Brollier, a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

**PARCEL II, PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 3.17 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;**

**BEGINNING at the Southeast Corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, also being the Northeast Corner of Lot 1 of Turtle Creek Heights, as recorded in Book 2 of Plats, Page 190 in the Office of the Delaware County Recorder, and being the Southwest Corner of Parcel U, as recorded in Book 8 of Plats, Page 121 in the Office of the Delaware County Recorder;**

**THENCE along the Northerly Line of said Lot 1 and Westerly extension thereof, North 89° 35' 45" West, 226.79 feet, more or less;**

**THENCE along a line perpendicular to the centerline of the Maquoketa River, North 87° 45' 09" West, to the centerline of the Maquoketa River, 272.60 feet, more or less;**

**THENCE along the centerline of the Maquoketa River, North 11° 32' 42" West, 269.01 feet, more or less;**

**THENCE South 88° 40' 42" East, to the Westerly Line of said Parcel U, 544:96 feet, more or less;**

**THENCE along the Westerly Line of said Parcel U, South 01° 47' 01" East, 263.42 feet to the POINT OF BEGINNING;**

**Containing a total of 3.17 acres, more or less and subject to easements of record.**

**The Southerly Line of Lot 1A of Hartwick Lake Club West Subdivision, as recorded in Book 2001, Page 2940 in the Office of the Delaware County Recorder, is assumed to bear South 88° 16' 12" East.**

AND,

Parcel U, being part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa, per plat recorded in Book 8 Plats, Page 121, subject to roadways and easements of record.

AND,

Our undivided one-half interest in: That part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa, described as commencing at the Northwest Corner of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty-five (25), said point being the point of beginning, thence South 120.57 feet along the West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty-five (25), thence North 89°45'00" East 77.81 feet, thence North 47°17'00" East 57.48 feet along the centerline of Turtle Creek Road, as now traveled, thence North 55°55'50" West 144.70 feet, along an old existing fence line to the point of beginning, said parcel containing approximately 0.20 acre subject to road right of way and easements of record.

**This deed is exempt according to Iowa Code 428A.2(21).**

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.

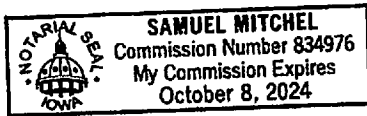
Dated: Nov. 29, 2023

Sidney's Cottage, LLC, an Iowa limited liability company

By Michelle Lee Pilcher, Manager  
Michelle Lee Pilcher, Manager

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on November 29, 2023,  
by Michelle Lee Pilcher, as Manager, of Sidney's Cottage, LLC a limited liability company.



Samuel Mitchel  
Signature of Notary Public