

Recorded: 12/27/2023 at 10:00:08.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$131.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 3219

Return To: Coates Development, LLC, 9885 Midwest Lane, Peosta, IA 52068
Taxpayer: Coates Development, LLC, 9885 Midwest Lane, Peosta, IA 52068
Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Lynn A. Lubben, unmarried, does hereby Convey to Coates Development, LLC, the following described real estate in Delaware County, Iowa:

Lot Four (4), Block Thirty One (31), Earlville, formerly Nottingham, Iowa, according to plat recorded in Book I L.D., Page 346.

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.

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.

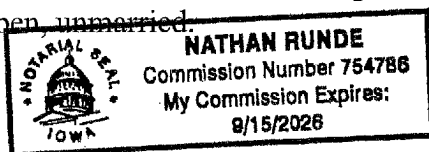
Dated: December 27, 2023.

Handwritten signature of Lynn A. Lubben in cursive.

Lynn A. Lubben, Grantor

STATE OF IOWA, COUNTY OF COUNTY OF Dubuque

This record was acknowledged before me on December 27, 2023, by Lynn A. Lubben, unmarried.

Handwritten signature of the Notary Public in cursive.
Signature of Notary Public