

Recorded: 12/29/2023 at 2:52:30.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$47.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 3275

WARRANTY DEED
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: The Dells, LLC, 14847 Route 3, Durango, IA 52039

Return Document To: The Dells, LLC, 14847 Route 3, Durango, IA 52039

Grantors: Donald L. Atkinson

Grantees: The Dells, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Thirty Thousand Dollar(s) and other valuable consideration, Donald L. Atkinson, a single person, does hereby Convey to The Dells, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Parcel 2018-61 In the Northeast Quarter of the Northeast Quarter (NE¼-NE¼) In Section 14, Township 90 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2018, Page 1906; also Parcel 2018-62 In the Northeast Quarter of the Northeast Quarter (NE¼-NE¼) of Section 14, Township 90 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2018, Page 1907; also Parcel 2018-64; In the Northeast Quarter of the Northeast Quarter (NE¼-NE¼) of Section 14, Township 90 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, according to Amended Plat of Survey recorded in Book 2018, Page 2069

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.

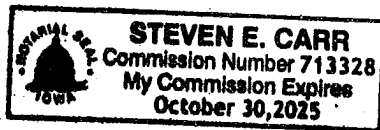
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: December 28, 2023

Donald L. Atkinson
Donald L. Atkinson, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 28, 2023 by Donald L. Atkinson.



Signature of Notary Public