

Recorded: 1/2/2024 at 12:56:18.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$479.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 7

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

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Scott and Kendra Langel, 1933 270th Avenue, Earlville, IA 52041

Return Document To: George A. Davis, 225 1st Avenue East, Dyersville, Iowa, 52040

Grantors: Klostermann Bros., Inc., an Iowa Corporation

Grantees: Scott Langel and Kendra Langel

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, Klostermann Bros., Inc., an Iowa Corporation, a corporation organized and existing under the laws of Iowa, does hereby Convey to Scott Langel and Kendra Langel, 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:

Parcel B Part Of The Southwest Quarter (SW1/4) Of The Northwest Quarter (NW1/4), Section Thirty-Six (36), Township Ninety North (T90N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, and Parcel C Part Of The Northwest Quarter (NW1/4) Of The Southwest Quarter (SW1/4), Section Thirty-Six (36), Township Ninety North (T90N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2005, Page 4428

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.

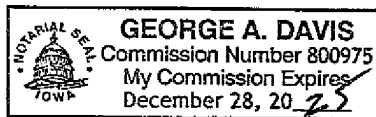
Dated: December 27, 2023

Klostermann Bros., Inc., an Iowa Corporation,

By B.K.H.
Bruce Klostermann, President

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on December 27, 2023, by Bruce Klostermann, as President of Klostermann Bros., Inc. an Iowa Corporation.



[Signature]
Signature of Notary Public