

Recorded: 2/1/2024 at 11:43:49.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$119.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 251

Return To: Timberln Properties, LLC, 608 1st Avenue West, Dyersville, IA 52040
Taxpayer: Timberln Properties, LLC, 608 1st Avenue West, Dyersville, IA 52040
Preparer: Brianna J. Reynolds, 2252 Blairs Ferry Road, Hiawatha, IA 52233, Phone: 319-651-5871



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Melissa Larsen a/k/a Melissa Larson, a single person, does hereby Convey to Timberln Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Dubuque County, Iowa:

Lot Three (3), Block Nine (9), H.A. Carter's Third Addition to Hopkinton, Iowa, according to Replat of said block recorded in Book 1, Plats, Page 95, records of Delaware County, Iowa

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: Jan 14, 2024.

Melissa Larson

Melissa Larsen a/k/a Melissa Larson, Grantor

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on Jan 14, 2024 by
Melissa Larsen a/k/a Melissa Larson.

Jill Voss

Signature of Notary Public

