

Recorded: 2/2/2024 at 10:04:48.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$1,071.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 267

Prepared by / Return to: Gary J. Streit, Shuttleworth & Ingersoll, P.L.C., P.O. Box 2107, Cedar Rapids, Iowa 52406;
Phone: (319) 365-9461

Address Tax Statement to: 2372 180th Avenue, LLC, c/o Craig Kluesner, 1005 1st Ave NW, Farley, IA 52046

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, J & K Enterprise, L.L.C., an Iowa limited liability company, hereby conveys to 2372 180th Avenue, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

Parcel Q Part of the Northwest Quarter (NW¹/₄) of the Northeast Quarter (NE¹/₄), Section Twenty-Six (26), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in in Book 2005 Page 2465.

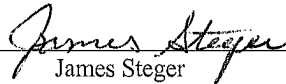
subject to covenants, easements, and restrictions of record.

The Grantor covenants with the Grantee, and its successors in interest, that the Grantor holds the above real estate by title in fee simple; that the Grantor 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 stated above; and the Grantor covenants to warrant and defend the above real estate against the lawful claims of all persons, except as may be stated above.

Words and phrases in this deed, including the acknowledgment(s), shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

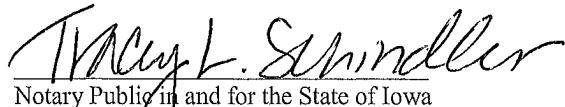
Date: January 31, 2024

J & K Enterprise, L.L.C.


James Steger

STATE OF IOWA, Dubouque COUNTY, ss:

This instrument was acknowledged before me this 31 day of January, 2024, by James Steger, an authorized representative of J & K Enterprise, L.L.C.


Notary Public in and for the State of Iowa

