

Recorded: 2/8/2024 at 2:08:30.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$76.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 304

Return To & Taxpayer: LBC, LLC, PO Box 196, Luxemburg, IA 52056
Preparer: Hillary J Friedmann, PO Box 609, Guttenberg, IA 52052, Phone: 563-252-1733



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Marilyn J. Vorwald, widowed, does hereby Convey to LBC, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Parcel 2021-40 in Part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2021, Page 1869

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: 2-8-2024

Marilyn Vorwald
Marilyn J. Vorwald, Grantor

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on February 8, 2024 by Marilyn J. Vorwald.

Hillary Friedmann
Signature of Notary Public

