

Recorded: 2/9/2024 at 12:20:49.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 314



BILL OF SALE

Return Document To: James T Peters, 309 First St. E, Independence, IA 50644

Preparer Information: James T Peters, 309 First St. E, Independence, IA 50644, Phone: 319-334-9992

Address Tax Statement: Rachel Ballard, 1083 Pp Ave. Marengo, Iowa 52301

For the consideration of the sum of One Dollar and other valuable consideration, Julia Techau, Robert Techau and Ann Techau and Sharon Depenning and Jerry Depenning ("Sellers") do hereby sell, transfer and assign their interests in the below described property as follows:

1/3 undivided interest to Sara Berns and Andrew Berns, as joint tenants and not as tenants in common,

1/3 undivided interest to Sharon Depenning and Jerry Depenning, as joint tenants and not as tenants in common,

1/3 undivided interest to Rachel Ballard and Adam Ballard as joint tenants and not as tenants in common,

Property to be Transferred:

Dwelling on leased land described as:
Pt N 1/2 NW Section 30 (220-30-01-050-00)
Hartwick Lake Club
2607 220th Ave
Delhi, IA

This deed is exempt according to Iowa Code 428A.2(21)

Sellers hereby covenant with Buyers that Sellers are the owners of said personal property, that Sellers have good and lawful authority to sell, transfer, and assign the same and that the same is free and clear of all liens, security interests and encumbrances except as may be above stated; and Sellers covenant to warrant and defend said personal property against the lawful claims of all

persons except as may be above stated.


SELLERS HEREBY SELL, TRANSFER AND ASSIGN SAID PERSONAL PROPERTY IN "AS IS" CONDITION. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE IN REGARD TO SAID PERSONAL PROPERTY ARE HEREBY EXCLUDED. THERE ARE NO WARRANTIES OF FITNESS WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.

CERTIFICATION. Buyers and Sellers certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

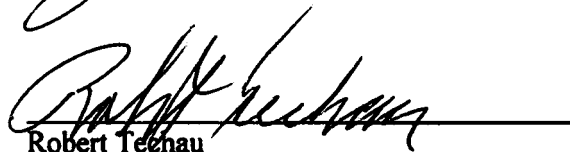
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as the appropriate gender, according to the context.

Dated on 12-4-2023.


SELLERS



Julia Techau



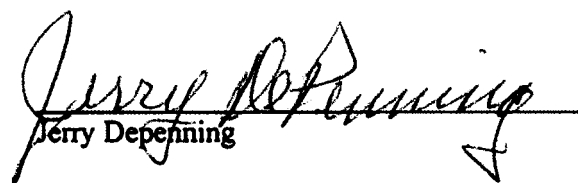
Robert Techau



Ann Techau




Sharon Depenning



Jerry Depenning


BUYERS



Rachel Ballard



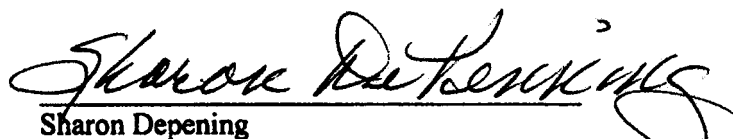
Adam Ballard



Sara Berns



Andrew Berns

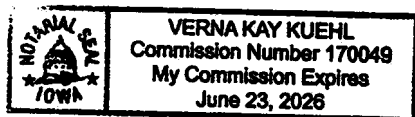


Sharon Depenning

Jerry DePewning
Jerry DePewning

STATE OF IOWA, COUNTY OF Linn

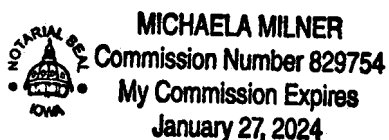
This record was acknowledged before me on 11/29/2023 by Julia Techau.



Verna Kay Kuehl
Signature of Notary Public

STATE OF IOWA, COUNTY OF Linn

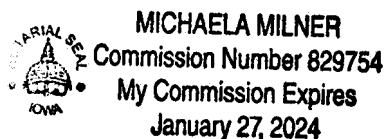
This record was acknowledged before me on 12-4-23 by Robert Techau.



Michaela Milner
Signature of Notary Public

STATE OF IOWA, COUNTY OF Linn

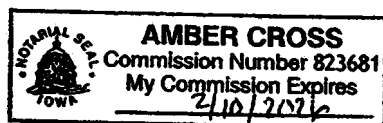
This record was acknowledged before me on 12-4-23 by Ann Techau.



Michaela Milner
Signature of Notary Public

STATE OF IOWA, COUNTY OF Benton

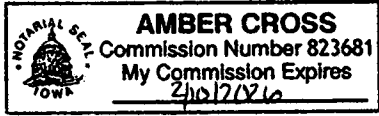
This record was acknowledged before me on December 1st 2023 by Rachel Ballard.



Amber Cross
Signature of Notary Public

STATE OF IOWA, COUNTY OF Benton

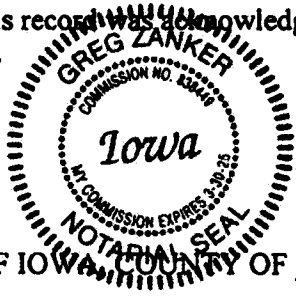
This record was acknowledged before me on December 1, 2023 by Adam Ballard.



Amber Cross
Signature of Notary Public

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on December 4th, 2023 by Sharon Depenning



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on December 4th, 2023 by Jerry Depenning



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF Linn

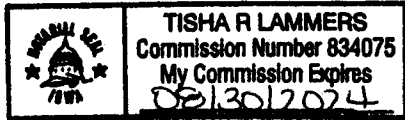
This record was acknowledged before me on 11/28/2023 by Sara Berns



Tisha R Lammers
Signature of Notary Public

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on 11/28/2023 by Andrew Berns



Tisha R Lammers
Signature of Notary Public