

Recorded: 4/19/2024 at 12:39:51.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$274.40  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 865

**Return To:** Travis A. Kelchen 1077 Laser Rd., Edgewood, IA 52042  
**Taxpayer:** Travis A. Kelchen 1077 Laser Rd., Edgewood, IA 52042  
**Preparer:** Daniel H. Swift, Swift Law Firm, 108 N Madison St., PO Box 207, Manchester, IA 52057, (563) 927-4901



**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of One Dollar and other valuable consideration, Holtz Storage LLC, an Iowa Limited Liability Company, does hereby Convey to Travis A. Kelchen, a single person, the following described real estate in Delaware County, Iowa:

That part of the North one-half (N ½) of the Northeast Quarter (NE ¼) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at the Southeast corner of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20), and running thence West two hundred thirty five and fifty five one-hundredths (235.55) feet to the center of County Road C, thence North 29° 00' East five hundred ninety nine and thirty five one-hundredths (599.35) feet to the point of beginning, thence North 29° 00' East ninety six and fifteen one-hundredths (95.15) feet, thence West three hundred twenty two and seven-tenths (322.7) feet, thence South 29° 00' West eighty two and two-tenths (82.2) feet, thence in an Easterly direction to the point of beginning.

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.

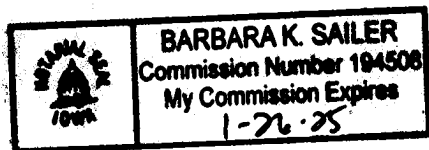
Dated: April 17, 2024.

HOLTZ STORAGE LLC  
Grantor

  
\_\_\_\_\_  
Abby J. Holtz, Sole Member and  
Manager of Holtz Storage LLC

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 17<sup>th</sup> day of April 2024 by Abby J. Holtz as the Sole Member and Manager of Holtz Storage LLC.



  
\_\_\_\_\_  
Signature of Notary Public