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Document 2024 1185 Type 03 001 Pages 2
Date 5/31/2024 Time 2:16:11PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$79.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Taxpayer/Return To: Dan's Locker, L.L.C., c/o Angela Summers, 1776 Buchanan Delaware Ave, Masonville, Iowa 50654

Preparer: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Adam Ryan and Allison Ryan, husband and wife, do hereby Convey to Dan's Locker, L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The South twenty two (22) rods of the East fourteen (14) rods of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Thirty Four (34), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M.

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.

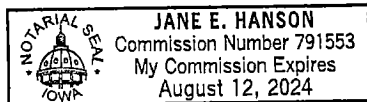
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

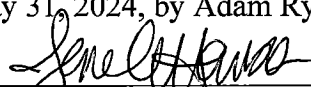
Dated: May 31, 2024.


Adam Ryan, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 31, 2024, by Adam Ryan.

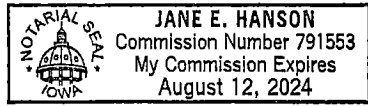



Signature of Notary Public

Allison Ryan
Allison Ryan, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 30, 2024 by Allison Ryan.



Jane E. Hanson
Signature of Notary Public