



Book 2024 Page 1186

Document 2024 1186 Type 03 001 Pages 3
Date 5/31/2024 Time 2:17:20PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$39.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Taxpayer: 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:

Lot Fourteen (14) in Earls North Addition to Nottingham, now Earlville, Iowa, excepting and reserving from said Lot Fourteen (14) a tract of land described as follows: Commencing at the Southwest corner of said Lot Fourteen (14) and running thence East about five (5) feet and seven (7) inches, thence in a Northerly direction to the Southwest corner of the brick building on said Lot Fourteen (14), thence North along the West line of said brick building to a point where said West line intersects with the North and South line between Lots Thirteen (13) and Fourteen (14) about forty nine (49) feet, thence South to place of beginning, all of said last tract being a portion of said Lot Fourteen (14). Also the following described tracts: Commencing at the Northeast corner of Lot Thirteen (13) of Earls North Addition to Nottingham, now Earlville, Iowa, and running South on the East line of said Lot about fifty one (51) feet to a point where the West line of said brick building on Lot Fourteen (14), Earls North Addition crosses the said line between said Lots Thirteen (13) and Fourteen (14), and running from that point in a Northwesterly direction along the West line of said brick building to the Northwest corner thereof and continuing from thence in a Northwesterly direction to a point on the North line of said Lot Thirteen (13), six (6) feet West of the Northeast corner and running from thence East to place of beginning. Also commencing at the Northeast corner of said Lot Thirteen (13) in Earls North Addition to Earlville and running from thence West six (6) feet to a starting point,

thence West on the North line of said Lot a distance of four (4) feet, thence South sixteen (16) feet, thence East four (4) feet, thence North sixteen (16) feet to the place of beginning, all of last two tracts being a portion of said Lot Thirteen (13), Earls North Addition to Earlville, Iowa, according to plat recorded in Book 10 L.D., Page 409; Parcel Y, part of Lots 13 & 14 in Earl's North Addition to Nottingham, part of the SW ¼ of the NW ¼, Section 36-T89N-R4W, City of Earlville Delaware County, Iowa.

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.

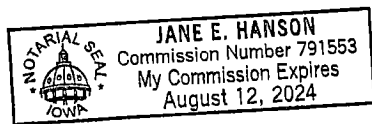
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: May 31, 2024.

Adam Ryan
Adam Ryan, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

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

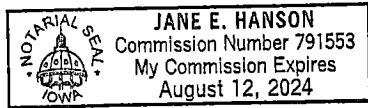


Jane E. Hanson
Signature of Notary Public

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