



Book 2024 Page 1404

Document 2024 1404 Type 03 001 Pages 1
Date 6/24/2024 Time 10:17:25AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$359.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: North Branch Otter Creek, LLC, 1101 27th Ave SW, Cedar Rapids, IA 52404
Taxpayer: North Branch Otter Creek, LLC, 1101 27th Ave SW, Cedar Rapids, IA 52404
Preparer: Samuel M. DeGree, 300 MAIN STREET, SUITE 323, DUBUQUE, IA 52001, 563-582-2000

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, JAMES H. WILLEY and BECKY A. WILLEY, husband and wife, do hereby Convey to NORTH BRANCH OTTER CREEK, LLC, the following described real estate in Delaware County, Iowa:

Parcel 2022-72, Part of the SE1/4 – SE1/4 and Parcel 2022-73, Part of the SE1/4-SE1/4 all in Sec. 14, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to the plat recorded on Book 2022, Page 1668

This Special Warranty Deed is given in consummation of that certain Real Estate Contract - Installment between James H. Willey and Becky A. Willey, as Seller, and North Branch Otter Creek, LLC, as Buyer, and filed with the Delaware County Recorder on June 11, 2024, as Document 2024-1284. Grantors warrant the title to the above described property as to all persons whose claims arise prior to June 11, 2024, and against the claims of all persons claiming by, through or under the undersigned subsequent to June 11, 2024.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: 6-14-2024

James H. Willey
James H. Willey, Grantor
Becky Ann Willey
Becky A. Willey, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 6-14-2024, 2024 by James H. Willey & Becky A. Willey

[Signature]
Signature of Notary Public

