

Recorded: 6/27/2024 at 8:52:52.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$103.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1450

**Return To:** The South Side Sip LLC, 7 W 3rd St, Earlville, IA 52041

**Taxpayer:** The South Side Sip LLC, 7 W 3rd St, Earlville, IA 52041

**Preparer:** Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Phone: 563-744-3359



## WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Jenifer L. Ronnebaum f/k/a Jenifer L. Simon and Mitchell J. Ronnebaum, wife and husband, do hereby Convey to The South Side Sip LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

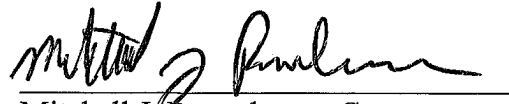
The South eighty eight (88) feet of the West one hundred one and five-tenths (101.5) feet of Lot Seven (7) of the Subdivision of the Southwest Quarter (SW  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of Section Twenty Five (25), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 72.

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: June 26, 2024

  
Jenifer L. Ronnebaum f/k/a Jenifer L. Simon,  
Grantor

  
Mitchell J. Ronnebaum, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 26, 2024 by  
Jenifer L. Ronnebaum f/k/a Jenifer L. Simon and Mitchell J. Ronnebaum, wife and husband.

  
Signature of Notary Public

