

FAH



Book 2024 Page 1514

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Date 7/01/2024 Time 3:17:54PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$839.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Douglas D. Herman
Lynch Dallas, PC
PO Box 2457
Cedar Rapids, Iowa 52406
Telephone: 319-365-9101
Facsimile: 319-365-9512

Taxpayer/Return Address:
Adam Monaghan
2457 167th Ave.
Manchester, IA 52057

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, EAH Farms, L.L.C., an Iowa limited liability company, does hereby convey to Adam Monaghan, a single person, the following described real estate in Delaware County, Iowa:

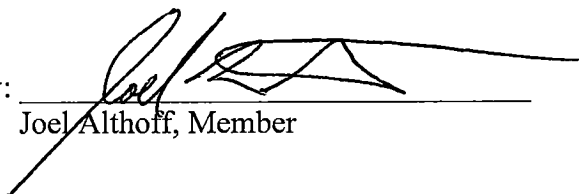
Parcel B Part of the NW ¼ - NW ¼ Sec. 24, T87N, R3W of the fifth P.M.,
Delaware County, Iowa, according to plat recorded in Book 2006, Page 3330

The L.L.C. 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.

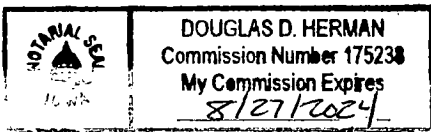
Dated: July 1, 2024

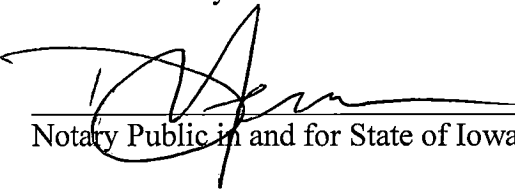
EAH Farms, L.L.C.

By: 
Joel Althoff, Member

STATE OF IOWA)
) §
COUNTY OF DELAWARE)

On this 1st day of July, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Joel Althoff, member of EAH Farms, L.L.C., to me personally known, who being by me duly sworn, did say that he is a member of the L.L.C. executing the within and foregoing instrument, that the instrument was signed on behalf of the L.L.C. and that Joel Althoff as such member, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the L.L.C., by it and him voluntarily executed.





Notary Public in and for State of Iowa