



Book 2024 Page 1518

Document 2024 1518 Type 03 001 Pages 3
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Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$128.80

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Kelly Miene, Inc., 8155 Morris Hills Rd, Toddville, Iowa 52341

Return Document To: Kelly Miene, Inc., 8155 Morris Hills Rd, Toddville, Iowa 52341

Grantors: B & K Rental Properties, LLC

Grantees: 725 Investments, LLC and Kelly Miene, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, B & K Rental Properties, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey an undivided sixty percent (60%) interest to 725 Investments, LLC, a limited liability company organized and existing under the laws of Iowa and an undivided forty percent (40%) interest to Kelly Miene, Inc., a corporation organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

That part of Lots Eleven (11) and Twelve (12) of the Subdivision of Lot One (1) of the Subdivision of the Southwest Quarter (SW 1/4) and the South one-half (S 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty-Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 23, described as commencing at a point thirty three (33.0) feet East and sixty seven (67.0) feet North of the Southwest corner of said Lot Twelve (12), thence North sixty (60.0) feet, thence East one hundred twenty (120.0) feet, thence South sixty (60.0) feet, thence West one hundred twenty (120.0) feet to the point of beginning.

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.

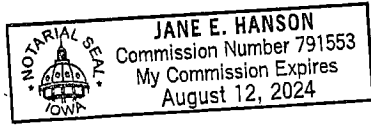
Dated: June 24, 2024.

B & K Rental Properties, LLC, an Iowa limited liability company

By 
Kevin J. Graybill, Member-manager

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 29, 2024,
by Kevin J. Graybill, as Member-manager, of B & K Rental Properties, LLC a limited liability
company.

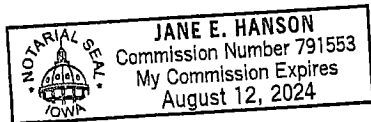


Jane E. Hanson
Signature of Notary Public

By Brian J. Graybill
Brian J. Graybill, Member-manager

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 29, 2024,
by Brian J. Graybill, as Member-manager, of B & K Rental Properties, LLC a limited liability
company.



Jane E. Hanson
Signature of Notary Public