

Recorded: 7/2/2024 at 8:04:54.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$200.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1519

BILL OF SALE

Recorder's Cover Sheet

Preparer Information: Scott M. O'Shea & O'Shea, PC
1007 Longfellow Drive
Hiawatha, IA 52233
Phone: (319) 362-3640

Taxpayer Information: Ann L. Earnest and Bruce H. Earnest
4810 Butterfield Rd
Cedar Falls, IA 50613

Grantors: Roger Thompson

Grantees: Ann L. Earnest and Bruce H. Earnest

Legal Description: n/a

Document or instrument number if applicable: n/a

BILL OF SALE

The undersigned, **Roger Thompson** ("Seller"), in consideration of One Dollar (\$1.00), and other valuable consideration, receipt whereof is hereby acknowledged, does hereby sell, transfer convey, assign and deliver over to **Ann L. Earnest and Bruce H. Earnest** ("Buyer"), the personal property described in Exhibit A, attached hereto and incorporated by referenced herein.

Leasehold interest in property located at 26067 222nd Ave., Delhi, Iowa 52223, being a cabin on land leased from Cooley in Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M. Parcel ID #000220300100209.

The Property is sold AS IS and with ALL FAULTS.

Buyer promises to pay to Seller an amount equal to **\$126,000.00**, due and payable upon execution of this Bill of Sale.

Seller hereby represents and warrants to Buyer that Seller is the absolute owner of said personal property, that said personal property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority to sell said personal property and to make this Bill of Sale. Seller covenants to warrants and defend said personal property against the lawful claims of all persons.

CERTIFICATION. Buyer and Seller each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorneys' fees and costs) arising from or related to my breach of the foregoing certification.

SELLER HEREBY SELLS, TRANSFERS AND ASSIGNS THE PERSONAL PROPERTY IN "AS IS" CONDITION. ALL IMPLIED WARRANTIES OF QUALITY, MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE IN REGARD TO SAID PERSONAL PROPERTY ARE EXCLUDED. THERE ARE NO WARRANTIES OF FITNESS WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.

IN WITNESS WHEREOF, Seller has signed and sealed this Bill of Sale at unn, Iowa, this 1st day of July, 2024.

SELLER: ROGER THOMPSON

By: Roger Thompson
Roger Thompson

**BUYER: ANN L. EARNEST AND
BRUCE H. EARNEST**

By: Ann L. Earnest
Ann L. Earnest

By: Bruce H. Earnest
Bruce H. Earnest

EXHIBIT A

Purchase Assets

1. All items in cabin and on deck to stay with the home
2. All items in the shed say with the home
3. One boat lift and canopy to stay with the home