

Recorded: 7/2/2024 at 12:38:56.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$113.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1527

Prepared By/Return To: Matt McQuillen, 503 W. Main St. Anamosa, IA 52205, 319-462-3577
Taxpayer: Kramer Farmland, LLC, 3125 Timber Ridge Ct, Hiawatha, IA 52233



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Gary P. Gates and Cheryl L. Gates, husband and wife, do hereby Convey to Kramer Farmland, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:


Lots Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20) and Twenty One (21) of H. A. Carter's Outlots to Hopkinton, Iowa, according to plat recorded in Book 19 L.D., Page 101; also that portion of vacated Hale Street lying South of SE Kirk Street and adjacent to said Lots Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20) and Twenty One (21); also Parcel 2022-118 part of Parcel 2022-94 in the Northwest Fractional Quarter (NW Frl. ¼) of the Northwest Fractional Quarter (NW Frl. ¼) of Section Nineteen (19), Township Eighty-Seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2022, Page 2732.

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 30, 2024.



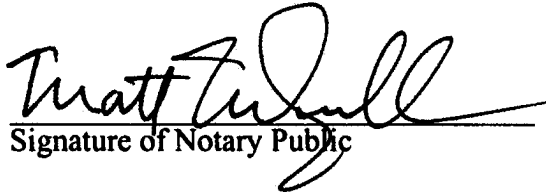
Gary P. Gates



Cheryl L. Gates

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on June 30, 2024 by Gary P. Gates and Cheryl L. Gates, husband and wife.



Signature of Notary Public

