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Document 2024 1605 Type 06 011 Pages 2
Date 7/10/2024 Time 9:53:24AM
Rec Amt \$12.00
Rev Transfer Tax \$479.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return
To:

RIVER RIDGE ESCROW CO
600 BOYSON RD NE STE 200
CEDAR RAPIDS IA 52402-7221

Preparer Information: Erick Skogman, E.I.D.S., 417 1st Avenue SE, Cedar Rapids, IA 52401 (319)363-8285

~~Return Document To/Address Tax Statements:~~ Jason Johannes and Michelle R. Johannes, 20911 263rd ST,
Manchester, IA 52057

BILL OF SALE

* a/k/a Jason E Johannes

Richard M. Jones and Jo Ann K. Jones as trustees of the Richard M. Jones and Jo Ann K. Jones Declaration of Trust dated June 21, 1994, referred to as Seller, sells, bargains and transfers all Seller's rights and title in 20911 263rd Street, Manchester: Building on leased land owned by Karusco Inc. located in the County of Delaware, in the State of Iowa, to Jason Johannes* and Michelle R. Johannes, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, referred to as Buyer, their successors and assigns.

Legal description on attached Exhibit A.

The Seller hereby acknowledges the receipt of \$300,000.00 from Jason Johannes and Michelle R. Johannes, as full payment for the property sold.

Seller warrants that he is the lawful owner of the described property and that there are no liens, adverse claims, encumbrances or security agreements, or charges on the property sold herein.

Buyer acknowledges that the property described herein is used and sold "As-Is" and "with all faults." This property is sold without warranty of any kind.

This bill of sale shall be effective as to the transfer of all property listed in it as of May 24 2024

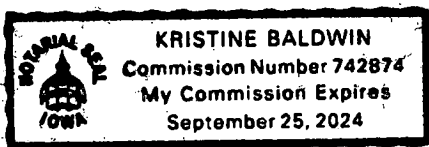
Dated: 5/21/24

Richard M Jones
Richard M. Jones, Trustee

Jo Ann K Jones
Jo Ann K. Jones, Trustee

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me this 21 day of May, 2021,
by Richard M. Jones and Jo Ann K. Jones as trustees of the Richard M. Jones and Jo Ann K. Jones Declaration of Trust dated June 21, 1994



Kristine Baldwin
Notary Public - State of Iowa

*This transaction is not exempt from the requirement to submit a gwhs.

EXHIBIT A

Otherwise known as Lot 22 of Turtle Creek