



Book 2024 Page 1608

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Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$559.20

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, 3570 Rogers Rd,
Cedar Rapids, IA 52405**

WARRANTY DEED

*a/k/a Jason E Johannes

For the consideration of Ten Dollars and other valuable consideration, Karusco Incorporated., an Iowa corporation organized and existing under the laws of the State of Iowa, does hereby convey to Jason Johannes* and Michelle R. Johannes, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Exhibit A

Subject to all easements, restrictions, covenants and conditions of record.

The Corporation 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, and as masculine or feminine gender, according to the context.

Mark the true statement with "X"

 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.

 X *This transaction is not exempt from the requirement to submit a groundwater hazard statement.*

Dated: 5/21, 2024

Karusco Incorporated

BY: Richard M Jones
Richard M. Jones, President/Secretary/Treasurer

STATE OF IOWA, COUNTY OF LINN

This instrument was acknowledged before me on this 21 day of May, 2024, by Richard M. Jones, as President/Secretary/Treasurer of Karusco Incorporated.

Kristine Baldwin
Notary Public – State of Iowa

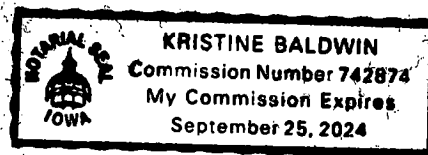


Exhibit "A"

Lot Twenty Two (22) of Turtle Creek Camp Replat being part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), and part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) all in Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; also being part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), and part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 4340; also all lake frontage running to the middle of the Maquoketa River bed with regard to said Lot Twenty Two (22); also Lot Fourteen (14) of Boge 2nd Addition Part Of Lot 1 Of The Subdivision Of Part Of The SW1/4 Of The NE1/4, Part Of Lot 2 Of The Subdivision Of Part Of The NE1/4 Of The NE1/4 All In Section Twenty-Six (26), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa And Part Of Lot 2 Of The Subdivision Of Part Of The NW1/4 Of The NW1/4 And Part Of Lot 2 Of The Subdivision Of Part Of The SW1/4 Of The NW1/4 All In Section Twenty-Five (25), Township Eighty Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2001, Page 2997.