

Recorded: 7/23/2024 at 9:20:31.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$3,599.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1735

Return To: Ernest J. Burger, PO Box 40, Cascade, IA 52033

Taxpayer: Ernest J. Burger, PO Box 40, Cascade, IA 52033

Preparer: Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Phone: 563-744-3359



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, CTM Holdings, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Ernest J. Burger, as a married person, the following described real estate in Delaware County, Iowa:

Lots Two (2) and Three (3) of Maurer Family Subdivision A Subdivision Of Part Of The NE $\frac{1}{4}$ And SE $\frac{1}{4}$ Of Sec. 33, A Subdivision Of Part Of The NW $\frac{1}{4}$ And SW $\frac{1}{4}$ Of Sec. 34, All In T89N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2009, Page 1713.

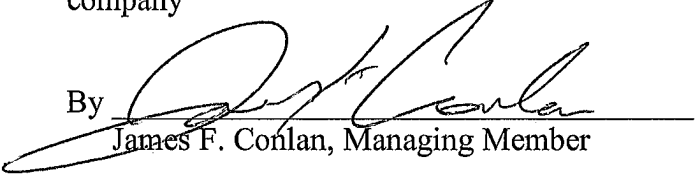
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The grantor 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, according to the context.

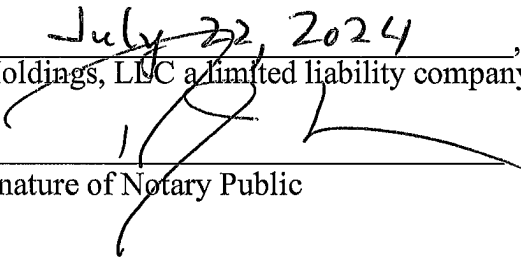
Dated: July 22, 2024.

CTM Holdings, LLC, an Iowa limited liability company

By 
James F. Conlan, Managing Member

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on July 22, 2024,
by James F. Conlan, as Managing Member, of CTM Holdings, LLC a limited liability company.


Signature of Notary Public

