

Recorded: 8/15/2024 at 2:51:27.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$567.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1975

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Angela B. and Brian G. Riek, 7011 Cottage Ridge Court NE, Cedar Rapids, Iowa 52411

Return Document To: Angela B. and Brian G. Riek, 7011 Cottage Ridge Court NE, Cedar Rapids, Iowa 52411

Grantors: Abe On The Lake, LLC

Grantees: Angela B. Riek and Brian G. Riek

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Ten Dollar(s) and other valuable consideration, Abe On The Lake, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Angela B. Riek and Brian G. Riek, wife and husband, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Eighty Five (85) of Camp-O-Delhi, a Subdivision of the SW 1/4 of the SE 1/4 of Section 24, Township 88 North, Range 5, West of the Fifth P.M., in Delaware County, Iowa

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, according to the context.

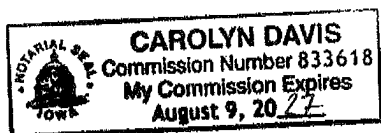
Dated: AUGUST 7, 2024

Abe On The Lake, LLC, an Iowa limited liability company

By Jason Hillebrand
Jason Hillebrand, Member/Manager

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on AUGUST 7, 2024, by Jason Hillebrand, as Member/Manager, of Abe On The Lake, LLC a limited liability company.



Carolyn Davis
Signature of Notary Public