

Recorded: 9/3/2024 at 1:14:26.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$5.69
Combined Fee: \$22.69
Revenue Tax: \$127.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2139

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076, Tel: 563-933-4334

Taxpayer Information: Midnight Riders MC N.E. Iowa, 21049 Heim Road, New Vienna, IA 52065

Return Document To: Midnight Riders MC N.E. Iowa, 21049 Heim Road, New Vienna, IA 52065

Grantors: JR Willie's, L.L.C.

Grantees: Midnight Riders MC N.E. Iowa

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, JR Willie's, L.L.C., by Tonya M. Wille, Manager, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Midnight Riders MC N.E. Iowa, an Unincorporated Non-Profit Association organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The North two and five tenths (2.5) feet of Lot Three (3), and the South forty-four and forty five one-hundredths (44.45) feet of Lot Four (4), Block Two (2), Colony Addition to Colesburg, Iowa, according to Corrected and Amended Plat of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73-86.

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: 8/28/24.

JR Willie's, L.L.C., an Iowa limited liability company

By Tonya M Wille
Tonya M. Wille, Manager

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on August 28, 2024, by Tonya M. Wille, as Manager, of JR Willie's, L.L.C. a limited liability company.

 JOHN C COMPTON
Commission Number 129361
My Commission Expires 8-31-2025

John C Compton
Signature of Notary Public