

Recorded: 9/9/2024 at 12:17:29.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$895.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2222

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

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

Taxpayer Information: Kaes Christian and Abby P. DeGroot, 22241 255th Street, Delhi, Iowa 52223

Return Document To: Kaes Christian and Abby P. DeGroot, 22241 255th Street, Delhi, Iowa 52223

Grantors: Lost Mountain Properties, LLC

Grantees: Kaes Christian DeGroot and Abby P. DeGroot

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

RECORDED BY
SECURITY FIRST TITLE CO.
PH. # (815) 235-2900
FAX # (815) 235-9955

24-2176JA



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, Lost Mountain Properties, LLC, a limited liability company organized and existing under the laws of Iowa, do hereby Convey to Kaes Christian DeGroot and Abby P. DeGroot, the following described real estate in Delaware County, Iowa:

Lot Two (2) of the Replat of Lot 1, Lot 2 & Lot 3 of Lost Beach Valley Subdivision in the NW1/4 of the SE1/4, Sec. 19, T88N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2022, Page 3817

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: 9/5/24

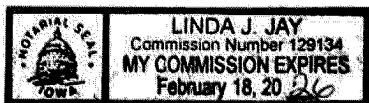
Lost Mountain Properties, LLC, an Iowa limited liability company

By [Signature]
Brian Milbert, Manager

By [Signature]
Mitch Tanner, Manager

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on Sept. 5, 2024, by Brian Milbert, as Manager, and Mitch Tanner, Manager of Lost Mountain Properties, LLC a limited liability company.



[Signature]
Signature of Notary Public