

Recorded: 9/12/2024 at 9:14:52.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,724.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 2269

**Return To:** Wendy A. Vance, 12865 Sterling Oaks Ct, Dubuque, IA 52002  
**Taxpayer:** Wendy A. Vance, 12865 Sterling Oaks Ct, Dubuque, IA 52002  
**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, Hammer & Nails LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Wendy A. Vance, the following described real estate in Delaware County, Iowa:

The North one-half (N½) of the Northwest Quarter (NW¼) of Section Twelve (12), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M.

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: 9-6-2024.

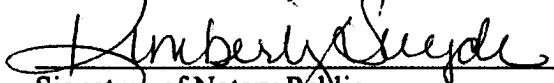
Hammer & Nails LLC, an Iowa limited liability company

By   
Jason J. Rauen, Member

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on September 6, 2024,  
by Jason J. Rauen, as Member, of Hammer & Nails LLC a limited liability company.



  
Signature of Notary Public