

Recorded: 10/16/2024 at 9:32:01.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,599.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2600

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

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563
582-2926

Taxpayer Information: Roger J. Simon and Kayla L. Simon, 24936 208th Ave., Manchester, IA
52057

Return Document To: Roger J. Simon and Kayla L. Simon, 24936 208th Ave., Manchester, IA
52057

Grantors: Noleshawk Investments, LLC

Grantees: Roger J. Simon and Kayla L. Simon

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, Noleshawk Investments, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Roger J. Simon and Kayla L. Simon, Husband and Wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots Seven (7) and Eight (8) of Logan's Second Subdivision of Part of the South one-half (S1/2) of Section Fourteen (14) and Part of the Northeast Quarter (NE1/4) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 55; also all lake frontage running to the center of the Maquoketa River bed, with respect to said Lots Seven (7) and Eight (8), between the extension of the Lot lines of said Lots Seven (7) and Eight (8).

Conveyance of the property includes the following:

- The right to use the present access road to the property is include in the conveyance, subject to the rights of common usage of such access road by all owners and tenants occupying lots in the subdivision.
- Also all right, title, interest claim and demand, of Grantors, in and to the lake frontage running to the center of the Maquoketa River bed, with respect to said premises, between an extension of the lines of said lots herein conveyed, title to which is not warranted by Grantors.
- The conveyances are made subject to the existing flood plain rights, and the respective Grantees under the various conveyances are advised they may not hold the Grantors or predecessors in title liable with regard to the flooding of the property covered and further, the Grantees under the respective conveyances shall not change or alter the lake frontage without written permission of the Lake Delhi Recreations Association, Inc.

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.

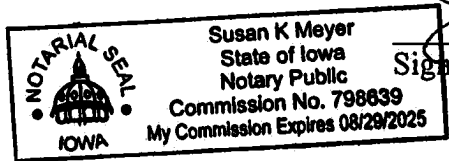
Dated: 10-14-24

Noleshawk Investments, LLC, an Iowa limited liability company

By Martyn
Martin Hoeger, Manager

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on October 14, 24, by Martin Hoeger, as Manager, of Noleshawk Investments, LLC, a limited liability company.



Susan K Meyer
Signature of Notary Public