

Recorded: 10/22/2024 at 8:53:32.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$911.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 2672

**Return To:** RAD Investments, LLC, 5638 Irina Ct., Dubuque, IA 52002  
**Taxpayer:** RAD Investments, LLC, 5638 Irina Ct., Dubuque, IA 52002  
**Preparer:** Daniel H. Swift, Swift Law Firm, 108 N Madison St., PO Box 207, Manchester, IA 52057, (563) 927-4901

### WARRANTY DEED


For the consideration of One Dollar and other valuable consideration, Philip W. Holtz and Abby J. Holtz, husband and wife, do hereby Convey to RAD Investments, LLC, the following described real estate in Delaware County, Iowa:

Lots Three (3) and Four (4) of Holtz Subdivision; in the Northeast Quarter of the Northeast Quarter and in the Northwest Quarter of the Northeast Quarter Section 20, Township 89 North, Range 5 West of the 5<sup>th</sup> P.M., Delaware County, Iowa, according to plat recorded in Book 2020, Page 3050

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

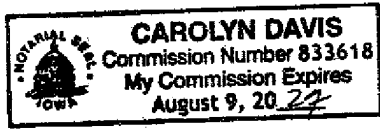
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Dated: October 18, 2024

  
\_\_\_\_\_  
Philip W. Holtz, Grantor

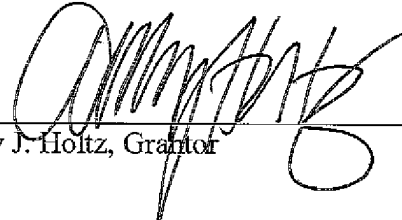
STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on this 18th day of October 2024, by Philip W. Holtz.



  
Signature of Notary Public


Dated: October 18, 2024

  
Abby J. Holtz, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on this 18th day of October 2024, by Abby J. Holtz.



  
Signature of Notary Public