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Document 2024 2694 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$79.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Flitsch Trucking LLC, 405 North Brewer Street, Manchester, IA 52057

Return Document To: ~~Carolyn C. Davis, 225 1st Ave East, Dyersville, Iowa 52040~~

Grantors: Mary E. Everett, a/k/a Mary Everett and Kody K. Everett

RIVER RIDGE ESCROW CO
600 BOYSON RD NE STE 200
CEDAR RAPIDS IA 52402

Grantees: Flitsch Trucking LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Mary E. Everett, a/k/a Mary Everett and Kody K. Everett, wife and husband, do hereby Convey to Flitsch Trucking LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Seven (7), Block Two (2), Dundee, Iowa, according to plat recorded in Book 1 Plats, Page 34 AND Lots Five (5) and Six (6), Block Two (2), Dundee, Iowa, according to plat recorded in Book 1 Plats, Page 34

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.

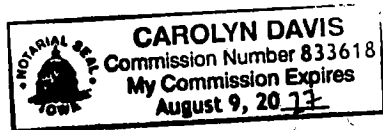
Dated: October 22, 2024

Mary Everett
Mary E. Everett, a/k/a Mary Everett, Grantor

Kody K. Everett
Kody K. Everett, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 22, 2024 by Mary E. Everett, a/k/a Mary Everett and Kody K. Everett, wife and husband



Carolyn Davis
Signature of Notary Public