

Recorded: 12/13/2024 at 9:08:43.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$199.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 3103

**Return To:** Daniel Jay and Rachel Grace Van Groningen, 7926 Whitetail Dr, Mt Pleasant, WI 53406

**Taxpayer:** Daniel Jay and Rachel Grace Van Groningen, 7926 Whitetail Dr, Mt Pleasant, WI 53406

**Preparer:** Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Tel: 563-744-3359



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, LakeView Estates LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Daniel Jay Van Groningen and Rachel Grace Van Groningen, as 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:

Lot Three (3) of Lake View Estates in the City of Dyersville, Iowa, according to plat recorded in Book 2024, Page 2147.

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.

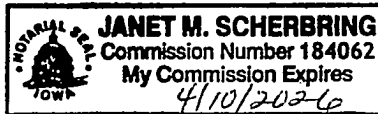
Dated: December 4, 2024.

LakeView Estates LLC, an Iowa limited liability company

By William J. Hermesen  
William J. Hermesen, Member

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on December 4, 2024, by William J. Hermesen, as Member, of LakeView Estates LLC, a limited liability company.



Janet M. Scherbring  
Signature of Notary Public