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Date 12/16/2024 Time 12:50:46PM
Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$511.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: BTH Properties, LLC, 25971 208th Ave., Delhi, IA 52223
Taxpayer: BTH Properties, LLC, 25971 208th Ave., Delhi, IA 52223
Preparer: Timothy J. Werner, 524 N. Main Street, P.O. Box 1339, Burlington, IA 52601,
Tel: 319-754-7585



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Joseph W. Christensen, a single person, does hereby Convey to BTH Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

SEE ATTACHED LEGAL DESCRIPTION

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: November 4 2024



Joseph W. Christensen, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on November 4 2024 by
Joseph W. Christensen.

Signature of Notary Public

LEGAL DESCRIPTIONS

WARRANTY DEED - ATTACHMENT

PARCEL 1 – 26008 210TH AVE, DELHI, IA 52223

PARCEL Y OF LOT 125 OF CLAIR-VIEW ACRES, SECTION TWENTY-THREE (23), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, TOGETHER WITH AND SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. PER PLAT RECORDED IN BOOK 2008 PAGE 99.

PARCEL D OF LOT 1 OF THE SUB OF LOT 1 OF LOT 15 OF LOT 123 OF CLAIR-VIEW ACRES, SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-EIGHT NORTH, RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 8 PLATS, PAGE 162.

PARCEL 2 – 26042 210TH AVE, DELHI, IA 52223

LOT SEVEN (7) OF THE SUBDIVISION OF LOT ONE HUNDRED TWENTY THREE (123) IN "CLAIR-VIEW ACRES AT DELHI, IOWA"; ALSO LOT SEVEN (7) OF THE SUBDIVISION OF LOT FIFTEEN (15) OF LOT ONE HUNDRED TWENTY THREE (123) OF "CLAIR-VIEW ACRES AT DELHI, IOWA", *BOTH IN SECTION TWENTY THREE (23) AND TWENTY SIX (26) IN MILO TOWNSHIP, DELAWARE COUNTY, IOWA, ACCORDING TO THE RECORDED PLAT THEREOF.

ALSO INCLUDED IS THE 1972 MALIBU MOBILE HOME VIN# 12501091.

**NOW KNOWN AS LOT 2 OF THE SUBDIVISION OF LOT 1 OF LOT 15 OF LOT 123 OF CLAIR VIEW ACRES AT DELHI, IA PER PLAT RECORDED IN BK 5 PLATS PAGE 69.*

PARCEL 3: 20867 262ND ST/26008 210TH AVE

LOT FOURTEEN (14) OF THE SUBDIVISION OF LOT ONE HUNDRED TWENTY THREE (123) IN "CLAIR-VIEW ACRES IN DELHI, IOWA"; ALSO LOT TWO (2) OF THE SUBDIVISION OF LOT FIFTEEN (15) OF LOW ONE HUNDRED TWENTY-THREE (123) OF "CLAIR VIEW ACRES AT DELHI, IOWA", BOTH IN SECITONS TWENTY THREE (23) AND TWENTY SIX (26) IN MILO TOWNSHIP, DELAWARE COUNTY, IOWA, ACCORDING TO THE RECORDED PLATS THEREOF; ATTACHED TO PROPERTY IS 1991 ROLOHONE-WEST W MOBILE HOM, VIN: R063563