

Recorded: 12/19/2024 at 8:04:14.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$476.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 3161

Prepared by: Kyle W. Wilcox, Simmons Perrine Moyer Bergman PLC
115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641
Return to: Lisa J. Monaghan: 2764 State Hwy 13, Ryan, IA 52330

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement: Lisa J. Monaghan: 2764 State Hwy 13, Ryan, IA 52330

DEED

For the consideration of one dollar and other valuable consideration, **J & D DOESE PROPERTIES, LLC**, an Iowa limited liability company, does hereby convey to **LISA J. MONAGHAN**, the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 2),

subject to easements, covenants, conditions and restrictions of record.

Grantor does hereby covenant with grantee, and successors in interest, that grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

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: December 18, 2024

J & D DOESE PROPERTIES, LLC

By: David A. Doese
David A. Doese, Manager/Member

STATE OF IOWA, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on the 18 day of December, 2024, by David A. Doese, as Manager/Member of **J & D DOESE PROPERTIES, LLC**.

[Signature]
Notary Public in and for said State
My Commission Expires: Feb. 4, 2027

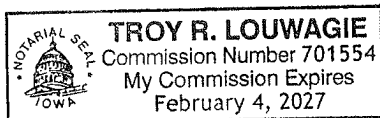


EXHIBIT "A"
LEGAL DESCRIPTION

The Northwest fractional Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$), except the West thirty nine (39) rods thereof and except the North one (1) rod thereof, in Section One (1), Township Eighty Seven (87) North, Range Five (5), West of the Fifth P.M.