

Recorded: 12/30/2024 at 8:44:49.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 3236

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: Shodel, Inc. 2403 Omega Rd., Delhi, IA 52223

Return Document To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Larry R. Shover and Nancy S. Shover, husband and wife, do hereby Convey to Shodel, Inc., an Iowa Corporation, the following described real estate in Delaware County, Iowa:

The South one-half (S1/2) of the Southeast Quarter (SE1/4) of Section Two (2) and the North one-half (N1/2) of the Northeast Quarter (NE1/4) of Section Eleven (11), all in Township Eighty-Seven (87) North, Range Five (5), West of the Fifth P.M. in Delaware County, Iowa.

***This deed is exempt according to Iowa Code 428A.2(21).**

The Grantors do hereby covenant 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.

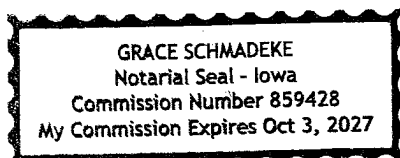
Dated: December 27, 2024.

Larry R. Shover
Larry R. Shover, Grantor

Nancy S. Shover
Nancy S. Shover, Grantor

STATE OF IOWA, COUNTY OF Buchanan:

This instrument was acknowledged before me on December 27, 2024, by Larry R. Shover and Nancy S. Shover, husband and wife.



Grace Schmadeke
Notary Public