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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$47.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: M&SS Ventures LLC, PO Box 582, Edgewood, IA 52042

Return Document To: M&SS Ventures LLC, PO Box 582, Edgewood, IA 52042

Grantors: Deann Struble

Grantees: M&SS Ventures LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Thirty Thousand Dollar(s) and other valuable consideration, Deann Struble, a single person, does hereby Convey to M&SS Ventures LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:


That part of Lot 45 of Nelson's Subdivision described as that part of the North Half (N 1/2) of the South Half (S 1/2) of Section Twenty (20), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa described as commencing at the Northeast corner of the Southeast Quarter (SE 1/4) of said Section Twenty (20), thence West along the North line of the Southeast Quarter (SE 1/4) of said Section Twenty (20) 2440.0 feet, thence South 33.0 feet to a point on the West line of the abandoned Manchester and Oneida Railroad Company right of way, thence Southwesterly along a 1935.0 feet radius curve concave Westerly 752.0 feet to the point of beginning; thence South 78°-28' West 123.7 feet, thence South 2°-30' West 70.0 feet, thence North 78°-28' East 123.7 feet, thence North 2°-30' East 70.0 feet to the point of beginning, said parcel subject to easements of record

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.

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.

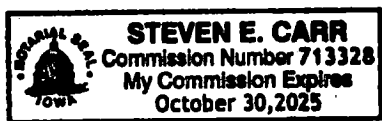
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 7 Jan. 2025


Deann Struble, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 7, 2025 by Deann Struble.




Signature of Notary Public