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Date 2/03/2025 Time 2:26:48PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$2,879.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

920 Red Oak Street
*Return To: BDM Investments, LLC, ~~728 East Main Street~~, Manchester, IA 52057
Taxpayer: BDM Investments, LLC, ~~728 East Main Street~~, Manchester, IA 52057 *+ 920 Red Oak Street*
Preparer: Cody J. Reimer, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926



WARRANTY DEED
(CORPORATE/ BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, KC Kramer, LLC, an Iowa Limited Liability Company, does hereby Convey to BDM Investments, LLC, the following described real estate in Delaware County, Iowa:

Lot One (1) of Westridge Estates 7th Addition, in the City of Dyersville,
Delaware County, Iowa, according to plat recorded in Book 2010, Page 3993

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: February 3rd, 2025.

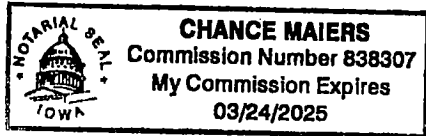
KC Kramer, LLC


Craig Kramer
By: Craig Kramer, as Member

Karen Kramer
By: Karen Kramer, as Member

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on February 3rd, 2025, by Craig Kramer and Karen Kramer as Members of KC Kramer, LLC.





Signature of Notary Public