

Recorded: 4/7/2025 at 11:55:02.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$3,775.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 873

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

Taxpayer Information: James Russell Shover, 3065 200th Ave., Hopkinton, IA 52237

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, Shodel Inc., an Iowa Corporation, does hereby Convey to James Russell Shover, a single person, the following described real estate in Delaware County, Iowa:

The South one-half (S½) of the Southeast Quarter (SE¼) of Section Two (2) and the North one-half (N½) of the Northeast Quarter (NE¼) of Section Eleven (11), all in Township Eighty Seven (87) North, Range Five (5), West of the Fifth P.M.

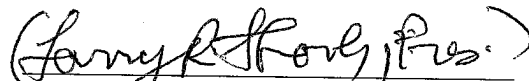
***There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.**

The Grantor does 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.

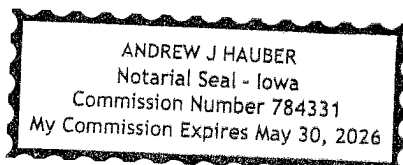
Dated: April 7, 2025


SHODEL INC.


Larry Shover, President

STATE OF IOWA, COUNTY OF BUCHANAN:

This instrument was acknowledged before me on April 7, 2025, by Larry Shover, President. of Shodel Inc., an Iowa Corporation.




Notary Public