

Recorded: 4/30/2025 at 2:03:17.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$799.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1085

Return To: TNK Enterprises, LLC, 2810 State Hwy 13, Ryan, IA 52330
Taxpayer: TNK Enterprises, LLC, 2810 State Hwy 13, Ryan, IA 52330
Preparer: Brian J. Kane, 2100 Asbury Road, Ste 2, Dubuque, IA 52001, Phone: 563-582-7980



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, KLUESNER REAL ESTATE, LLC, an Iowa limited liability company, does hereby Convey to TNK ENTERPRISES, LLC, the following described real estate in Delaware County, Iowa:

The West four hundred (400) feet of that part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, lying North of the Illinois Central Railroad right of way, except the North two hundred thirty three (233) feet of the East one hundred (100) feet thereof.

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: April 28, 2025.

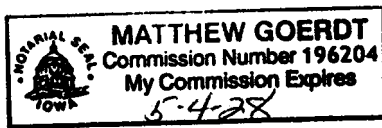
Kluesner Real Estate, LLC, an Iowa limited liability company

By

Craig Kluesner, Manager

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on April 28th, 2025, by Craig Kluesner, as Manager of Kluesner Real Estate, LLC, an Iowa limited liability company.



Matthew Goerd
Signature of Notary Public