

Recorded: 5/29/2025 at 1:35:19.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$191.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 1351

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Guy P Booth, 425 2nd St SE, Suite 1010, Cedar Rapids, IA 52401, Tel: (319) 366-7795

**Taxpayer Information:** Koth Services LLC, 809 Circle Dr., Wells, MN 56097

**Return Document To:** Koth Services LLC, 809 Circle Dr., Wells, MN 56097

**Grantors:** Troy R. Louwagie and Tracey A. Louwagie

**Grantees:** Koth Services LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Troy R. Louwagie and Tracey A. Louwagie, husband and wife, do hereby Convey to Koth Services LLC, a limited liability company organized and existing under the laws of Minnesota, the following described real estate in Delaware County, Iowa:

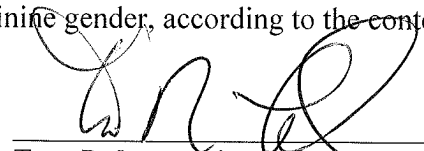
That part of Lot One Hundred Eighteen (118), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284, described as commencing at the Southwest corner of said Lot One Hundred Eighteen (118), and running thence North on the West line of said lot fifty eight and six-tenths (58.6) feet, thence North 20° 23' East a distance of twenty eight (28.0) feet, thence North 49° 30' East a distance of nineteen and nine-tenths (19.9) feet, thence South 87° 45' East a distance of forty one and one-tenth (41.1) feet to the East line of said Lot One Hundred Eighteen (118), thence South along the East line of said lot to the Southeast corner of Lot One Hundred Eighteen (118), thence West to the point of beginning

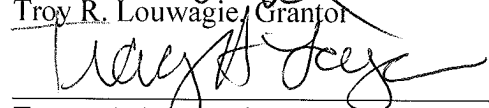
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

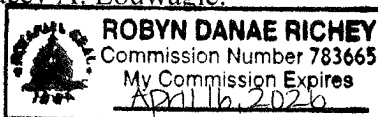
Dated: May 28, 2025.

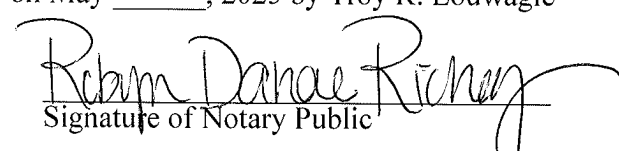
  
Troy R. Louwagie, Grantor

  
Tracey A. Louwagie, Grantor

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on May 28, 2025 by Troy R. Louwagie and Tracey A. Louwagie.



  
Signature of Notary Public