

Recorded: 6/2/2025 at 3:06:43.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$3,759.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1377

Prepared by: Ryan J. Prahm
Pugh Hagan Prahm PLC

425 E. Oakdale Blvd., Suite 201
Coralville, IA 52241

PHONE (319) 351-2028
FAX (319) 351-1102

Address tax statement and after recording return to:
Feature Properties, LLC
906 ½ 1st St NW, Farley, IA 52046

WARRANTY DEED

In consideration of one dollar and other valuable consideration, **Dardis Properties, LLC**, an Iowa limited liability company, does hereby convey to **Feature Properties, LLC**, an Iowa limited liability company, the following described real estate located in Delaware County, Iowa:

Lot Two [2] of 20 West Industrial Center Sixth Addition in the City of Dyersville, Delaware County, Iowa, according to plat recorded in Book 2019, Page 1102;

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

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 or entities, 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.

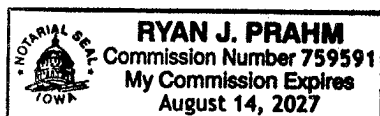
DARDIS PROPERTIES, LLC

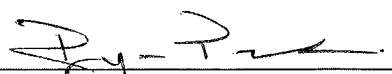
Effective: June 2, 2025

By: 
Greg Dardis, Manager

STATE OF IOWA, JOHNSON COUNTY) ss:

This instrument was acknowledged before me on this 30th day of May 2025, by Greg Dardis, as Manager of Dardis Properties, LLC.




Notary Public in and for said State