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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Dolan Properties, LLC, 1050 S 3rd Street, Manchester, Iowa 52057

Return Document To: Dolan Properties, LLC, 1050 S 3rd Street, Manchester, Iowa 52057

Grantors: David Berns as agent for LaVerne G. Berns

Grantees: Dolan Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, David Berns as agent for LaVerne G. Berns, a single person, does hereby Convey to Dolan Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Twenty One (21) of the Plat of Tanglewood Subdivision- Plat No. 1, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 95

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: 06/06/2025

David Berns

David Berns as agent for LaVerne G. Berns,
Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 6, 2025 by
David Berns as agent for LaVerne G. Berns, a single person.



[Signature]
Signature of Notary Public