

Recorded: 6/27/2025 at 9:15:16.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$687.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1675

Prepared by: Nicolas A. AbouAssaly, Simmons Perrine Moyer Bergman PLC
and Return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement: Ross Eldon Kuhlman and Laura Elizabeth Kuhlman
417 North West, Earlville, IA 52041

WARRANTY DEED

For the consideration of one dollar and other valuable consideration, J & D DOESE PROPERTIES, LLC., an Iowa limited liability company, does hereby convey to ROSS ELTON KUHLMAN and LAURA ELIZABETH KUHLMAN, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2024-88 Part Of The NE ¼ - NW ¼ And Part Of The SE ¼ - NW ¼ Section 1, T87N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 2642,

subject to easements, covenants, conditions and restrictions of record.

Grantor does hereby covenant with grantees, and successors in interest, that grantor 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 grantor 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, and as masculine or feminine gender, according to the context.

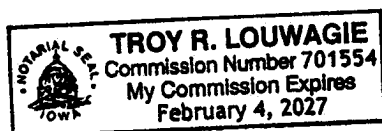
Dated: June 25, 2025

J & D DOESE PROPERTIES, LLC

By: David A. Doese
David A. Doese, Manager/Member

STATE OF IOWA, COUNTY OF Delaware, ss:

This record was acknowledged before me on the 25 day of June, 2025 by David A. Doese as Manager/Member of J & D DOESE PROPERTIES, LLC.



Notary Public in and for said State
My Commission Expires: 2/4/27