

Recorded: 6/27/2025 at 9:48:56.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$72.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1679

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640
Return Document/Address Tax Statement: Husmann Enterprises, LLC, 3108 326th Street, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of One Dollar(s), and other valuable consideration, Vicki A. Kramer a/k/a Vicki Kramer f/k/a Vicki A. Thier and Dean A. Kramer, a married couple, do hereby convey to Husmann Enterprises LLC, an Iowa limited liability company, the following described real estate in **Delaware County, Iowa**:

SEE ATTACHED

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

Mark the appropriate statement with an "X":

☐ *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.*

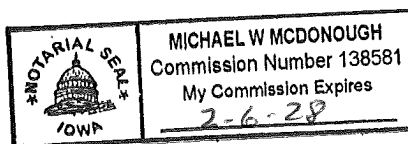
☒ *This transaction is not exempt from the requirement to submit a groundwater hazard statement.*

Grantors do hereby covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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. Dean A. Kramer signs solely to relinquish any and all interest he may have in the real estate, including any and 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.

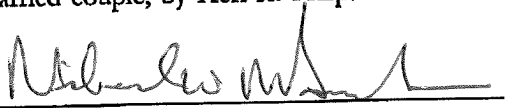
Dated: 5/27, 2025.

Keri A. Fitzpatrick Attorney in fact
Vicki A. Kramer (Grantor)
By Keri A. Fitzpatrick as Attorney-in-Fact
Keri A. Fitzpatrick Attorney in fact
Dean A. Kramer (Grantor)
By Keri A. Fitzpatrick as Attorney-in-Fact

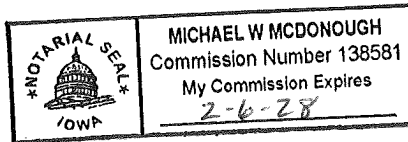


STATE OF IOWA COUNTY OF JONES) ss:

This record was acknowledged before me this 27 day of MAY, 2025, by Vicki A. Kramer a/k/a Vicki Kramer f/k/a Vicki A. Thier and Dean A. Kramer, a married couple, by Keri A. Fitzpatrick as their Attorney-in-Fact.



Notary Public in and for State of Iowa



The West fifty two (52) feet of Lots Three Hundred Four (304) and Three Hundred Five (305) and the East fifty two (52) feet of Lots Three Hundred Sixty Nine (369), Three Hundred Seventy (370), Three Hundred Seventy One (371) and Three Hundred Seventy Two (372), and that part of Lot Three Hundred Three (303) described as beginning at the Northwest corner of said Lot Three Hundred Three (303), thence East along the North line of said Lot fifty two (52) feet, thence South parallel with the West line of said Lot to the South line of said Lot, thence West to the Southwest corner of said Lot, thence Northerly along the West line of said Lot to the point of beginning, all in Sand Spring, Iowa, according to the plat recorded in Book I L.D., Page 220