

Recorded: 7/2/2025 at 1:25:07.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$479.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1740



BILL OF SALE

Return Document To: Brian Schneider & Melissa Schneider, 2596 Midway Ave., Denver, IA 50622

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926

Address Tax Statement: Brian Schneider & Melissa Schneider, 2596 Midway Ave., Denver, IA 50622

For the consideration of the sum of Three Hundred Thousand Dollars and other valuable consideration, Adam S. Sheppard and Macey Sheppard, Husband & Wife, ("Sellers") do hereby sell, transfer and assign to Brian Schneider and Melissa Schneider, Husband & Wife, as joint tenants with full rights of survivorship, and not as tenants in common ("Buyers") the following described personal property, Delaware County, State of Iowa

Leasehold interest in property located at 22194 260th St., Delhi, IA 52223, being Cottage No. 131 on land leased which is located on the East 1/4 of NW 1/4 of Section 30 in Delhi, Township, Delaware County, Iowa.
Parcel ID :#000220300104109

Sellers hereby covenant with Buyers that Sellers are the owners of said personal property, that Sellers have good and lawful authority to sell, transfer, and assign the same and that the same is free and clear of all liens, security interests and encumbrances except as may be above stated; and Sellers covenant to warrant and defend said personal property against the lawful claims of all persons except as may be above stated.

SELLERS HEREBY SELL, TRANSFER AND ASSIGN SAID PERSONAL PROPERTY IN "AS IS" CONDITION. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE IN REGARD TO SAID PERSONAL PROPERTY ARE HEREBY EXCLUDED. THERE ARE NO WARRANTIES OF FITNESS WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.

CERTIFICATION. Buyers and Sellers certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as the appropriate gender, according to the context.

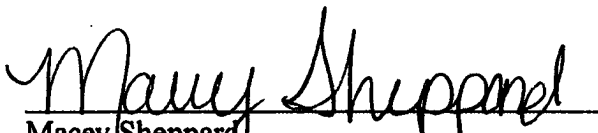
Dated on June 24, 2025.


SELLERS


Adam S. Sheppard

BUYERS


Brian Schneider

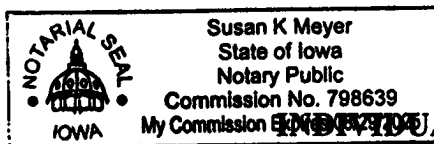

Macey Sheppard



Melissa Schneider

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on June 24, 2025, by Adam S. Sheppard & Macey Sheppard.

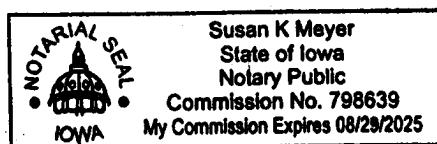


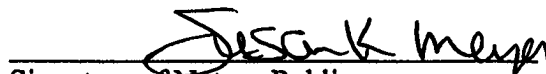

Signature of Notary Public

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on June 24, 2025, by Brian Schneider & Melissa Schneider.




Signature of Notary Public