



Book 2025 Page 1798

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$223.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Michael C. Bowers & Betty Bowers, 5333 Railview Rd., Central City, IA 52214
Taxpayer: Michael C. Bowers & Betty Bowers, 5333 Railview Rd., Central City, IA 52214
Preparer: Daniel H. Swift, Swift Law Firm, 108 N Madison St., PO Box 207, Manchester, IA 52057, (563) 927-4901



WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Achinback Waterfront Subdivision, LLC, an Iowa limited liability company, does hereby Convey to Michael C. Bowers and Betty Bowers, 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:

Lot Thirty-Two (32) of Schmidt's Farm & Lake Subdivision, a Subdivision of Parcel 2017-87 in Sec. 23 and Sec. 26 all in T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to recorded plat thereof as shown in Book 2021, Page 1603 as recorded on May 3, 2021, in the office of the Delaware County Recorder

(The grantee, by accepting this Warranty Deed and recording same, hereby confirms, affirms, ratifies, acknowledges, accepts, and agrees to be bound by all of the Declaration of Covenants, Conditions, and Restrictions Concerning Schmidt's Farm & Lake Subdivision as set forth in the Declaration recorded with the Recorder of Delaware County, Iowa, on October 4, 2021, and as shown in Book 2021, Page 3465, and Amendment to said Declaration recorded with the Recorder of Delaware County, Iowa, on January 5, 2022, in Book 2022, Page 57 and the Declaration of Private Road Agreement and Private Road Maintenance as set forth in the Declaration recorded with the Recorder of Delaware County, Iowa, on November 4, 2021, and as shown in Book 2021, Page 3894.)

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.

ACHINBACK WATERFRONT
SUBDIVISION, LLC
Grantor

Dated this 9 day of July 2025


Patricia A. Dede

Dated this 9 day of July 2025

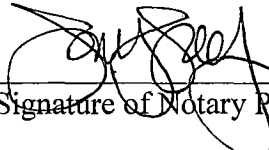

Edward E. Schmidt

Constituting all of the Members/Managers of
Achinback Waterfront Subdivision, LLC

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 9th day of July 2025 by Patricia A. Dede as a Member and Manager of Achinback Waterfront Subdivision, LLC, an Iowa limited liability company.

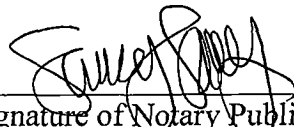



Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 9th day of July 2025 by Edward E. Schmidt as a Member and Manager of Achinback Waterfront Subdivision, LLC, an Iowa limited liability company.




Signature of Notary Public