

Recorded: 7/18/2025 at 12:29:14.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$11.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1918

Return To: Carolyn C. Davis, 225 1st Avenue East, Dyersville, Iowa, 52040
Taxpayer: Jon F. Beyer Trust, 20484 254th Street, Delhi, IA 52223
Preparer: Carolyn C. Davis, 225 1st Avenue East, Dyersville, IA 52040, Tel: 563-875-9112



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Ben Kindred, a single person, does hereby Convey to Jon F. Beyer, Trustee of Jon F. Beyer Trust dated April 10, 2025, the following described real estate in Delaware County, Iowa:

An undivided one-sixth interest in
Lot Nine (9) of Lakeview Estates First Addition to Delaware County, Iowa,
according to plat recorded in Book 6 Plats, Page 215, except that part included in
Parcel A, part of the NE 1/4 of Section 23-T88N-R5W of the 5th P.M. and part of
Lot 9 Lakeview Estates First Addition to Delaware County, Iowa, according to
plat recorded in Book 7 Plats, Page 3 and also except that part included in Parcel
B, part of the NE 1/4 of Section 23-T88N-R5W of the 5th P.M. and part of Lot 9
of Lakeview Estates First Addition to Delaware County, Iowa, according to plat
recorded in Book 7 Plats, Page 4.

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.

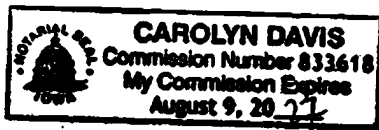
Words and phrases herein, including acknowledgment hereof, shall be construed as in the
singular or plural number, and as masculine or feminine gender, according to the context.


Dated: July 16, 2025.


Ben Kindred, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on July 16, 2025 by Ben Kindred, a single person.




Signature of Notary Public