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Date 7/28/2025 Time 10:29:30AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$959.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

**Taxpayer Information:** Timothy Klipping and Lora Klipping, 1954 221st Street, Manchester, Iowa 52057

**Return Document To:** Timothy Klipping and Lora Klipping, 1954 221st Street, Manchester, Iowa 52057

**Grantors:** MR Holdings, LLC

**Grantees:** Timothy Klipping and Lora Klipping

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, MR Holdings, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Timothy Klipping and Lora Klipping, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Two (2) of Larry & Connie Heims Subdivision Part of the NW¼ - Fr. NE¼  
Sec. 3, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat  
recorded in Book 2009, Page 486

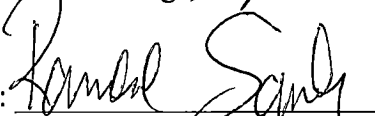
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 28, 2025.

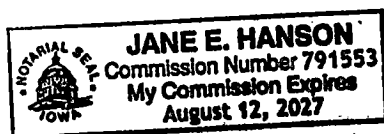
MR Holdings, LLC, an Iowa limited liability  
company

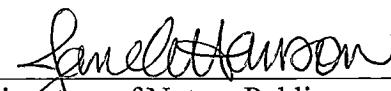
By   
\_\_\_\_\_  
Mitchell Unga, Member

By:   
\_\_\_\_\_  
Randal Sandhagen, Member

STATE OF IOWA, COUNTY OF DELAWARE

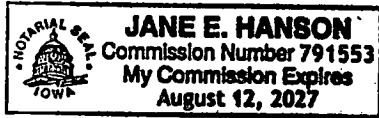
This record was acknowledged before me on July 28, 2025, by Mitchell Unga, as  
Member, of MR Holdings, LLC a limited liability company.




  
\_\_\_\_\_  
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 28, 2025, by Randal Sandhagen, as Member, of MR Holdings, LLC a limited liability company.



  
\_\_\_\_\_  
Signature of Notary Public