



Book 2025 Page 2190

Document 2025 2190 Type 03 001 Pages 2
Date 8/18/2025 Time 12:05:38PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$228.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Peter C Riley, 4040 First Avenue NE, Cedar Rapids, IA 52402
Taxpayer: L & C Ventures, LLC, 125 1st Street SW, Hopkinton, IA 52237
Preparer: Peter C Riley, 4040 First Avenue NE, Cedar Rapids, IA 52402, Tel: (319) 363-4040



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Zach Less and Carson Less, Co-Trustees of The Randy Less Revocable Trust, does hereby Convey to L & C Ventures, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Eighty Two (82) of Willie's Second Subdivision of Part of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Fifteen (15), and Part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Fifteen (15), and Part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Fourteen (14), and Part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Fourteen (14), all in Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 106, except Parcel 2019-51, Part of Lot 82, Willie's Second Subdivision In The SE $\frac{1}{4}$ - NE $\frac{1}{4}$ of Section 15, T88N, R5W of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2019, Page 1946.

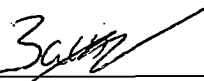
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated: 8-15-25.

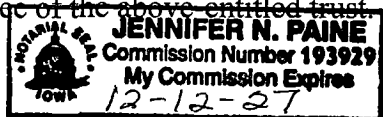
The Randy Less Revocable Trust

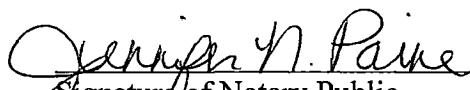
By 
Zach Less, as Trustee

By 
Carson Less, as Trustee

STATE OF IOWA, COUNTY OF LINN

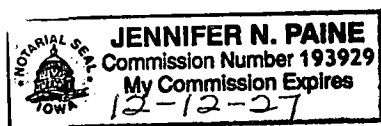
This record was acknowledged before me on August 15, 2025, by Zach Less,
Trustee of the above entitled trust.

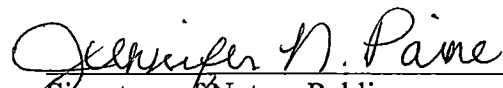



Signature of Notary Public

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on August 15, 2025, by Carson Less,
Trustee of the above-entitled trust.




Signature of Notary Public