

Recorded: 8/18/2025 at 2:22:28.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$399.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2198

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Gold Rad Holdings LLC, 5638 Irina Court, Dubuque, IA 52002

Return Document To: Gold Rad Holdings LLC, 5638 Irina Court, Dubuque, IA 52002

Grantors: V&R Nelson Family Trust

Grantees: Gold Rad Holdings LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Vyron Nelson and Roberta Nelson, Co-Trustees of V&R Nelson Family Trust, does hereby Convey to Gold Rad Holdings LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot One (1), Block Eight (8), Delhi, Iowa, according to plat recorded in Book A L.D., Pages 128-129

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.

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.

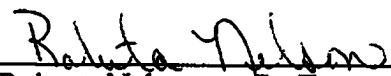
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the 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: August 11, 2025

V&R Nelson Family Trust

By 
Vyron Nelson, as Co-Trustee

By 
Roberta Nelson, as Co-Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 8-11-25, by Vyron Nelson,
Co-Trustee of the V&R Nelson Family Trust



SUSAN K MEYER
Commission Number 798639
My Commission Expires
August 9 2028

Susan K Meyer
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 11, 2025 by Roberta Nelson,
Co-Trustee of the V&R Nelson Family Trust.



SUSAN K MEYER
Commission Number 798639
My Commission Expires
August 9 2028

Susan K Meyer
Signature of Notary Public