

Recorded: 8/25/2025 at 1:09:01.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$112.80  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 2276

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

**Preparer Information:** Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

**Taxpayer Information:** BSB2, LLC, 2462 210th Avenue, Delhi, IA 52223

**Return Document To:** BSB2, LLC, 2462 210th Avenue, Delhi, IA 52223

**Grantors:** Debbie K. Strauser

**Grantees:** BSB2, LLC

**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, Debbie K. Strauser, a single person, does hereby Convey to BSB2, LLC, the following described real estate in Delaware County, Iowa:

That part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point two hundred (200.0) feet West of the Northeast corner of said Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and running thence South one hundred eighty five (185.0) feet, thence West one hundred (100.0) feet, thence North one hundred eighty five (185.0) feet, thence East one hundred (100.0) feet to the point of beginning

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.

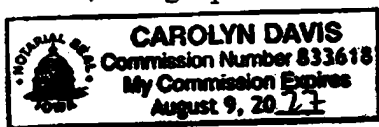
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 22, 2025

Debbie Strauser  
Debbie K. Strauser, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on August 22, 2025 by Debbie K. Strauser, a single person.



Carolyn Davis  
Signature of Notary Public