

Recorded: 9/9/2025 at 10:37:49.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$56.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2423

Prepared by: Jase H. Jensen, 3200 37th Avenue SW, Cedar Rapids, Iowa 52404 (319) 396-2410
Return to / taxpayer: JM Promotions LLC, 3471 Stone Ridge Lane Central City IA 52214

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, William R. Rieken and Candace Ann Rieken, a married couple, do hereby Convey to JM Promotions LLC, the following described real estate in Delaware County, Iowa:

Lot 1294, And All That Part Of Lot 1311 Lying North Of U.S. Highway No. 20 Right-of-Way, All In the City of Delaware, Delaware County, Iowa, according to plat recorded in Book 2023, Page 702

AND

Lot 1253, Lot 1254, Lot 1271, Lot 1272; All In The City of Delaware, Delaware County, Iowa, according to plat recorded in Book 2023, Page 702

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 this 8th day of September, 2025.

Candace A Rieken
William R. Rieken *as Agent*

By: Candace A. Rieken, as Agent

Candace Ann Rieken
Candace Ann Rieken

STATE OF IOWA, COUNTY OF Linn, ss:

This record was acknowledged before me this 8th day of September, 2025, by William R. Rieken and Candace Ann Rieken, a married couple, with Candace Ann Rieken signing for William R. Rieken, as his Agent.



Heather Aswegen
Signature of Notary Public