

Recorded: 9/24/2025 at 10:00:03.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2550

Return To: KGM Property, LLC - 2422 210th Ave., Delhi, IA 52223-8413
Taxpayer: KGM Property, LLC - 2422 210th Ave., Delhi, IA 52223-8413
Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Gary Lee Sands, a Single Person do hereby Convey to KGM Property, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

PARCEL 2024-72

Part of Lot 3 of the Philip & Pauline Sands Subdivision of the SW ¼ -SE 1/4 and of the SE 1/4 -SE 1/4 of Sec. 11, T88N, R5W of the Fifth P.M., Delaware County, Iowa.

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: September 19, 2025

Gary Lee Sands
Gary Lee Sands, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 1, 2025 by Gary Lee Sands, single.



Susan K Meyer
Signature of Notary Public