

Recorded: 11/20/2025 at 3:12:06.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$135.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3145

Return To: Bryan Michael Then, 808 5th Ave SE, Dyersville, IA 52040
Taxpayer: Bryan Michael Then, 808 5th Ave SE, Dyersville, IA 52040
Preparer: Todd J. Locher, 202 2nd Ave NW, PO Box 7, Farley, IA 52046, Tel: 563-744-3359



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, LakeView Estates LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Bryan Michael Then, a single person, the following described real estate in Delaware County, Iowa:

Lot Twelve (12) of Lake View Estates in the City of Dyersville, Iowa, according to plat recorded in Book 2024, Page 2147.

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 it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

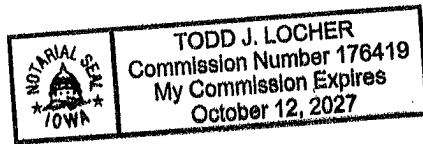
Dated: November 20, 2025.

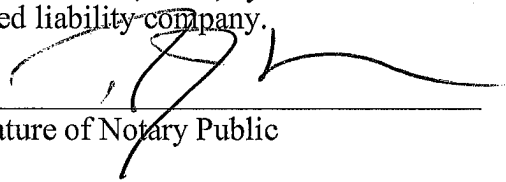
LakeView Estates LLC, an Iowa limited liability company

By 
William J. Hermesen, Member

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on November 20, 2025, by William J. Hermesen, as Member, of LakeView Estates LLC a limited liability company.





Signature of Notary Public