

Recorded: 12/2/2025 at 10:47:17.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$255.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3265

Return To / Preparer:

Janette S. Voss, Voss Law Firm, PLC, P.O. Box 138, Anamosa, Iowa 52205, Tel: 319-462-4935

Taxpayer: Scott M. Cole and Janna Cole, P.O. Box 77, Ryan, IA 52330-0077

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One and No/100 Dollars and other valuable consideration, **MCCLOUD PROPERTIES, LLC**, an Iowa limited liability company, does hereby Convey to **SCOTT M. COLE**, spouse of Janna Cole, the following described real estate in Delaware County, Iowa:

Lots Fourteen (14), Fifteen (15) and Sixteen (16), Block Eight (8), Ryan, Iowa, according to plat recorded in Book 1, Plats, Page 42

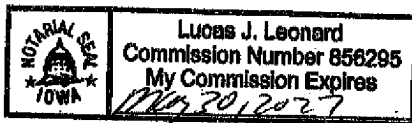
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: December 1, 2025.

McCloud Properties, LLC,
an Iowa limited liability company



By [Signature]
Edward McCloud, Member

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 1st, 2025 by Edward McCloud, as Member of McCloud Properties, LLC, an Iowa limited liability company.

[Signature]
Signature of Notary Public