

Recorded: 12/4/2025 at 10:25:55.0 AM
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax: \$2,111.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3298

Prepared by: Janice J. Kerkove
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804

(319) 363-0101
FAX (319) 363-9824

Return To/Taxpayer Information: Judy R. Gogel, Trustee of the Judy R. Gogel Revocable Trust dated July 24, 2024,
503 7th St. SW, Dyersville, IA 52040

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, GDSN Acres LLC, an Iowa limited liability company, does hereby convey to Judy R. Gogel as Trustee of the Judy R. Gogel Revocable Trust dated July 24, 2024, the following described real estate located in Delaware County, Iowa:

THE WEST ONE-HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY SEVEN (27), TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE THREE (3), WEST OF THE FIFTH P.M., EXCEPT THAT PART INCLUDED IN PARCEL 2015-81 IN THE SE ¼ - NE ¼ AND IN THE SW ¼ - NE ¼, SECTION 27-T88N-R3W DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2015, PAGE 2719

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 Grantee, 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.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK, SIGNATURE PAGES TO FOLLOW]

Dated: 11/25 / 2025

GDSN ACRES LLC

By: Jay C Klaren
Jay Klaren, Member and Manager

STATE OF _____)
COUNTY OF _____) ss:

This instrument was acknowledged before me on _____, 2025, by Jay Klaren as a Member and Manager of GDSN Acres LLC.

**Please see attached
notarial certificate**

C.R.B
11/25/25

Notary Public in and for said State

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

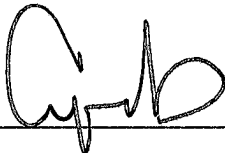
On November 25, 2025 before me, Carla Ramirez Bustamante, Notary Public
(insert name and title of the officer)

personally appeared Jay Klaren
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

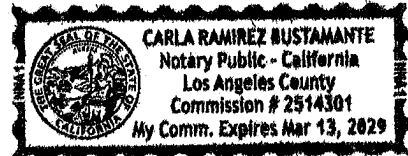
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Dated: 11/25/2025

GDSN ACRES LLC

By: Julia Klaren
Julia Klaren, Member

STATE OF Iowa)
COUNTY OF Linn) ss:

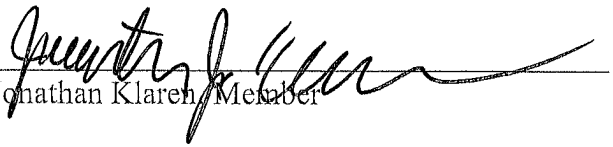
This instrument was acknowledged before me on November 25, 2025, by Julia Klaren as a Member of GDSN Acres LLC.

Kristine M. M. Olsen
Notary Public in and for said State



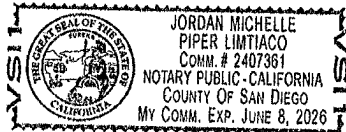
Dated: 11-24-2025

GDSN ACRES LLC

By: 
Jonathan Klaren, Member

STATE OF California)
COUNTY OF San Diego) ss:

This instrument was acknowledged before me on NOV. 24, 2025, by Jonathan Klaren as a Member of GDSN Acres LLC.




Notary Public in and for said State

Dated: 11/24/25

GDSN ACRES LLC

By: Jill M Daly
Jill Daly, Member

STATE OF Iowa)
COUNTY OF Johnson) ss:

This instrument was acknowledged before me on November 24, 2025, by Jill Daly
as a Member of GDSN Acres LLC.

Melanie Harrison
Notary Public in and for said State

