



Book 2026 Page 414
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Rev Transfer Tax \$23.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

④

Return Document To: Achinback Waterfront Subdivision, LLC c/o Patricia A. Dede and Edward E. Schmidt, 2477 197th Ave., Manchester, IA 52057

Preparer Information: Daniel H. Swift, Swift law Firm, 108 N Madison St., PO Box 207, Manchester, IA 52057, (563) 927-4901

Address Tax Statement: Achinback Waterfront Subdivision, LLC c/o Patricia A. Dede and Edward E. Schmidt, 2477 197th Ave., Manchester, IA 52057

BILL OF SALE

For the consideration of the sum of Fifteen Thousand 00/100 (\$15,000.00) Dollars and other valuable consideration, the Estate of Jan G. Dickey, Deceased, Scott B. Sigmund and Kevin J. Dickey ("Seller") does hereby sell, transfer and assign to Achinback Waterfront Subdivision, LLC, an Iowa limited Liability Company ("Buyer") the following described personal property, Delaware County, State of Iowa

A 16' x 26' structure/cabin known locally as 20376 260th Street, Manchester, Iowa 52223 on leased land located on Lot Thirty - Six (36) of Schmidt's Farm & Lake Subdivision, a Subdivision of Parcel 2017-87 in Sec. 23 and Sec. 26 all in T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to recorded plat thereof as shown in Book 2021, Page 1603 as recorded on May 3, 2021

Seller hereby covenants with Buyer that Seller is the owner of said personal property, that Seller has good and lawful authority to sell, transfer, and assign the same and that the same is free and clear of all liens, security interests and encumbrances except as may be above stated; and Seller covenants to warrant and defend said personal property against the lawful claims of all persons except as may be above stated.

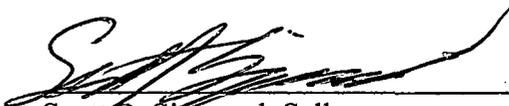
SELLER HEREBY SELLS, TRANSFERS AND ASSIGNS SAID PERSONAL PROPERTY IN "AS IS" CONDITION. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE IN REGARD TO SAID PERSONAL PROPERTY ARE HEREBY EXCLUDED. THERE ARE NO WARRANTIES OF FITNESS WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.

CERTIFICATION. Buyer and Seller certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United

States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

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

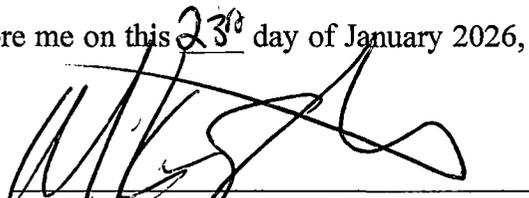
Dated on January 23, 2026.



Scott B. Sigmund, Seller

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on this 23rd day of January 2026, by Scott B. Sigmund.



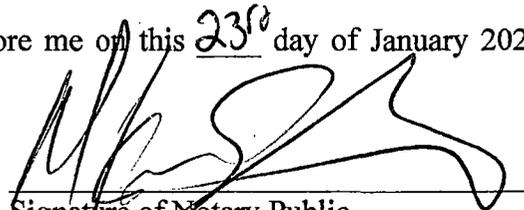
Signature of Notary Public



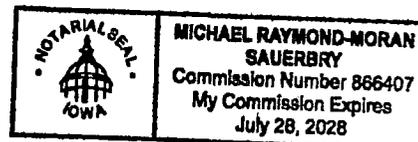
Kevin J. Dickey, Seller

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on this 23rd day of January 2026, Kevin J. Dickey



Signature of Notary Public

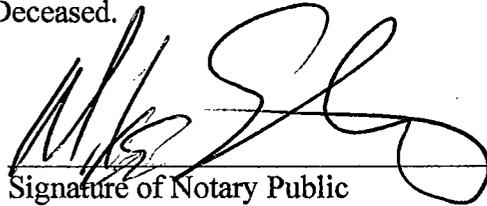



Estate of Jan G. Dickey
By Scott B. Sigmund, Executor Seller


Estate of Jan G. Dickey
By Kevin J. Dickey, Executor Seller

STATE OF IOWA, COUNTY OF LINN

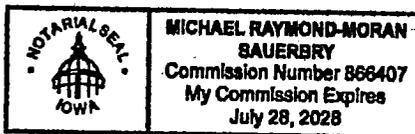
This record was acknowledged before me on January 23rd, 2026, by Scott B. Sigmund as Executor of the Estate of Jan G, Dickey, Deceased.


Signature of Notary Public

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on January 23rd, 2026 by Kevin J. Dickey as Executor of the Estate of Jan G. Dickey, Deceased.


Signature of Notary Public



ACHINBACK WATERFRONT
SUBDIVISION, LLC (Buyer)

Dated this 23rd day of January 2026.

Patricia A. Dede
Patricia A. Dede

Dated this 20 day of ~~January~~ ^{February} 2026.

Edward E. Schmidt
Edward E. Schmidt

Constituting all of the Members/Managers of
Achinback Waterfront Subdivision, LLC

STATE OF IOWA, COUNTY OF DELAWARE

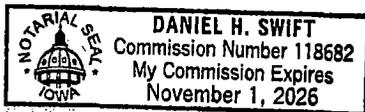
This record was acknowledged before me on this 20 day of ~~January~~ ^{Feb}, 2026 by Patricia A. Dede as a Member and Manager of Achinback Waterfront Subdivision, LLC, an Iowa limited liability company.



Daniel H. Swift
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 20 day of ~~January~~ ^{Feb}, 2026 by Edward E. Schmidt as a Member and Manager of Achinback Waterfront Subdivision, LLC, an Iowa limited liability company.



Daniel H. Swift
Signature of Notary Public