



Book 2026 Page 1309

Document 2026 1309 Type 03 001 Pages 4

Date 5/20/2026 Time 10:04:30AM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$367.20

**Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA**

**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet**

Preparer Information: Daniel L. Seufferlein, 600 Boyson Rd NE, Suite 200, Cedar Rapids, IA 52402, Tel: 319-393-9090

Taxpayer Information: Jennifer Goerdts, 20635 262nd St, Delhi, IA 52223

Return Document To: Jennifer Goerdts, 20635 262nd St, Delhi, IA 52223

Grantors: Behel & Mensen Properties, LLC

Grantees: Jennifer Goerdts

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Behel & Mensen Properties, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Jennifer Goerdt, the following described real estate in Delaware County, Iowa:

See Exhibit "A"

Subject to Covenants, Conditions, Restrictions and Easements of record.

Mark the appropriate statement with an "X":

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

This transaction is not 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: 05/15/2020

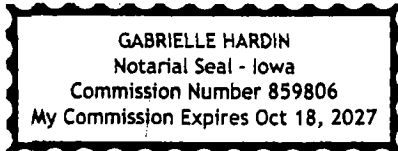
Behel & Mensen Properties, LLC

By 
Austin Mensen, Member/Manager

By 
Jason Behel, Member/Manager

STATE OF Iowa, COUNTY OF Dubuque

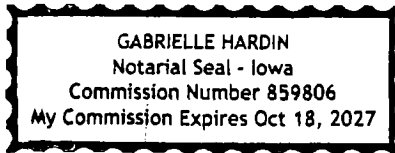
This record was acknowledged before me on May 15th 2026, by Austin Mensen, as Member/Manager, of Behel & Mensen Properties, LLC, a limited liability company.



Gabrielle Hardin
Signature of Notary Public

STATE OF Iowa, COUNTY OF Dubuque

This record was acknowledged before me on May 15th 2026, by Jason Behel, as Member/Manager, of Behel & Mensen Properties, LLC, a limited liability company.



Gabrielle Hardin
Signature of Notary Public

Exhibit "A"

Lot Seventy (70) of
"Clair-View Acres at Delhi, Iowa" in Sections 23 and 26, Milo Township, Delaware County,
Iowa, according to plat recorded in Book 2 Plats, Page 200; also Lot Thirty One (31) of Freddy's
Beach Road 2nd Addition Part Of Guadalcanal Avenue, Part Of Honolulu Avenue, Comprised
Of Bougainville Avenue, Comprised Of Hawaii Avenue, Comprised Of Tiensin Avenue,
Comprised Of Peking Avenue, Comprised Of Des Moines Avenue, Comprised Of Vine Avenue,
Comprised Of Hollywood Avenue, Comprised Of Midway Avenue And Comprised Of Tijuana
Avenue, All In Clair View Acres At Delhi, Iowa In Section Twenty-Three (23) And Twenty-Six
(26), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal
Meridian, Delaware County, Iowa, according to plat recorded in Book 2021, Page 2517