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Date 5/20/2026 Time 10:06:05AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20

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

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Dakota Limkemann, 1461 120th Ave., Dundee, IA 52038

Return Document To: ~~Dakota Limkemann, 1461 120th Ave., Dundee, IA 52038~~

RIVER RIDGE ESCROW CO
600 BOYSON RD NE STE 200
CEDAR RAPIDS IA 52402

Grantors: Joseph M. Downs

Grantees: Dakota Limkemann

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Thousand Dollar(s) and other valuable consideration, Joseph M. Downs, a single person, does hereby Convey to Dakota Limkemann, the following described real estate in Delaware County, Iowa:

That part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Twenty Nine (29), Township Ninety (90) North, Range Six (6), West of the Fifth Principal Meridian described as commencing at a point in the center of the public highway which is directly East of the Northeast corner of said Southeast Quarter (SE¼) and running thence West and along the North line of said Southeast Quarter (SE¼) a distance of three hundred forty five (345) feet, thence South at right angles and parallel to said public highway a distance of seven hundred four (704) feet, thence East and parallel to the North line of said Southeast Quarter (SE¼) three hundred forty five (345) feet to the center of said public highway, thence North along the center of said highway seven hundred four (704) feet to the point of beginning.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

Dated: May 15, 2026

[Signature of Joseph M. Downs]
Joseph M. Downs, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 15, 2026 by Joseph M. Downs.

[Signature of Notary Public]
Signature of Notary Public

