



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Klotzbach & Company, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to R&H Builders, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Buchanan County, Iowa:

A parcel of land located in the following described land; Commencing at a point 30 rods West of the Southeast corner of the Southeast 1/4 of Section 33, running thence East 133 feet, thence North 12 rods, thence West 133 feet, thence South 12 rods to the point of beginning, being a part of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southeast 1/4; and commencing 30 rods West of the Southeast corner of Section 33, running thence North 12 rods, thence West 9 rods, thence South 12 rods, thence East 9 rods to the point of beginning, being part of the Southeast 1/4 of the Southeast 1/4, all of the above land being Section 33, Township 89 North, Range 9 West of the 5th P.M., Buchanan County, Iowa, EXCEPT Parcel P, being a part of the Southeast 1/4 of Section 33, Township 89 North, Range 9 West of the 5th P.M., Buchanan County, Iowa, as described in Plat of Survey in File No. 2006R03891, and EXCEPT commencing 512.5 feet West of the Southeast corner of the Southeast 1/4 of said Section 33, thence West 131.00 feet, North 198.00 feet, East 131.00 feet, thence South 198.00 feet to the point of beginning

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.

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 stated herein; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be stated herein. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

### Deed Restriction

**No portion of the above-described property may be used for operation of a car wash or any business providing for washing, polishing or cleaning of motor vehicles by means of mechanical apparatus or by hand.**

**Grantor and Grantee further Covenant and agree that the Deed Restriction shall be binding upon all heirs and assigns of Grantee and shall run with the land. Any deed or conveyance of the above-described property or any party thereof shall incorporate the restrictions and conditions by reference. The Restrictions shall be enforceable by Grantor,**

or its heirs and assigns.

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.

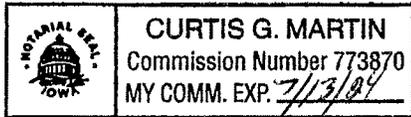
Dated: May 18, 2023

Klotzbach & Company, LLC, an Iowa limited liability company

By [Signature]  
Kevin K. Klotzbach, President

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on May 18, 2023, by Kevin K. Klotzbach, as President, of Klotzbach & Company, LLC a limited liability company.



[Signature]  
Signature of Notary Public