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Document 2018 2489 Type 03 001 Pages 2  
Date 9/04/2018 Time 10:41:55AM  
Rec Amt \$12.00 Aud Amt \$5.00 ✓  
Rev Transfer Tax \$47.20  
Rev Stamp# 361 DOV# 379

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA



**WARRANTY DEED**  
**(CORPORATE GRANTOR)**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 104  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Daniel H. Swift, 108 N. Madison, PO Box 207, Manchester, IA 52057, Phone: (563) 927-4901

**Taxpayer Information:** (Name and complete address)

Sunset Motel Advisors, LLC, 11241 Queens Blvd., Suite 201, Forest Hills, NY 11375

**Return Document To:** (Name and complete address)

Sunset Motel Advisors, LLC, 11241 Queens Blvd., Suite 201, Forest Hills, NY 11375

**Grantors:**

Community Savings Bank

**Grantees:**

Sunset Motel Advisors, LLC

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# **WARRANTY DEED (CORPORATE GRANTOR)**

For the consideration of \$1.00 Dollar(s) and other valuable consideration, Community Savings Bank a corporation organized and existing under the laws of the State of Iowa does hereby Convey to Sunset Motel Advisors, LLC, a Minnesota Liability Company

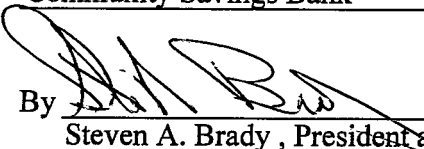
the following described real estate in Delaware County, Iowa:  
**LOT FOUR B (4B) OF SUBDIVISION OF LOT 4 OF FRIEDLEIN SUBDIVISION; PART OF THE NW 1/4-NE1/4., SECTION 31, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2011, PAGE 1908.**

The Corporation 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 on August 31, 2018.

Community Savings Bank, a(n) Iowa Banking Corporation

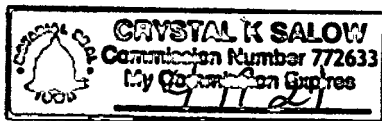
By   
Steven A. Brady, President and CEO

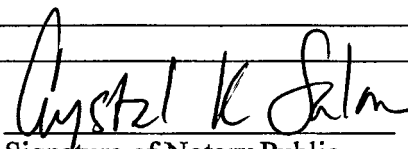
By \_\_\_\_\_

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 8-20-18, by Steven A. Brady

as President and CEO  
of Community Savings Bank, an Iowa Banking Corporation



  
Signature of Notary Public