

Recorded: 2/1/2019 at 3:13:08.0 PM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$1,119.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 243



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, (563) 927-4164

Taxpayer Information: (Name and complete address)

Shepmann Properties, LLC, 1017 Sunrise Drive, Manchester, IA 52057

Return Document To: (Name and complete address)

Shepmann Properties, LLC, 1017 Sunrise Drive, Manchester, IA 52057

Grantors:

Manchester Furniture Mart, LLC

Grantees:

Shepmann Properties, LLC

Legal description:

Document or instrument number of previously recorded documents:



WARRANTY DEED **(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of \$700,000.00 Dollar(s) and other
valuable consideration, Manchester Furniture Mart, LLC,
a(n) limited liability company organized and existing under
the laws of Iowa does hereby Convey to Shepmann Properties, LLC

the following described real estate in Delaware County, Iowa:
Parcel "F" being part of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4) of Section 31
and Parcel "E" being part of the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4) of
Section 32; all in Township 89 North, Range 5 West of the Fifth Principal Meridian, Delaware County,
Iowa, according to plat recorded in Book 8 Plats, Page 141

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 on January 9, 2019.

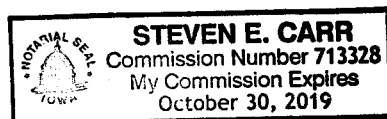
Manchester Furniture Mart, LLC, a(n) limited liability company

By James J. Corcoran
James J. Corcoran, Member

By Gary D. Hughes
Gary D. Hughes Revocable Trust, Member
By: Gary D. Hughes as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 31, 2019, by James J.
Corcoran
as Member
of Manchester Furniture Mart, LLC.

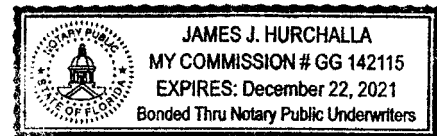


Steven E. Carr
Signature of Notary Public

STATE OF Florida, COUNTY OF Broward

This record was acknowledged before me on January 9, 2019, by Gary D. Hughes
as Trustee of the Gary D. Hughes Revocable Trust,
as Member,
of Manchester Furniture Mart, LLC.

James J. Hurchalla
Signature of Notary Public



STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____,
of _____.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____,
of _____.

Signature of Notary Public