

Stone Can



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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #105

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Joseph P. Kane, 2100 Asbury Road, Suite 2, Dubuque, IA 52001, Phone: (563)
582-7980

Taxpayer Information: (Name and complete address)

Grumpy Bill's Grub, L.L.C., 121 S. Franklin Street, Manchester, IA 52057

Return Document To: (Name and complete address)

Joseph P. Kane, 2100 Asbury Road, Suite 2, Dubuque, IA 52001

Grantors:

RRJC, LLC

Grantees:

GRUMPY BILL'S GRUB, L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents: 2015 1092



SPECIAL WARRANTY DEED

For the consideration of Ten (\$10.00) Dollar(s) and other
valuable consideration, RRJC, LLC, a Wisconsin limited liability company

do hereby Convey to GRUMPY BILL'S GRUB, L.L.C., an Iowa limited liability company

the following described real estate in Delaware County, Iowa:
Lot Eleven (11) of the Subdivision of Lots One Hundred Forty-Six (146) and One Hundred Ninety-Seven (197), Manchester, Iowa, same being a part of the North West quarter of the North East quarter of Section Thirty-Two (32), Township Eighty-Nine (89), North, Range Five (5), West of the Fifth P.M.,

This Special Warranty Deed is given in consummation of that certain Real Estate Contract-Installments between Grantor and Grantee dated May 4, 2015, and filed with the Delaware County Recorder on May 5, 2015 as Document No. 2015 1092.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: 5/4/15

RRJC, LLC

By: Clyde Mihalakis (Grantor)

(Grantor)

By: Joleen Hedley (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 4th day of May, 2015,
by Clyde Mihalakis, as President and Joleen Hedley, as Secretary of RRJC, LLC

Signature of Notary Public

