



Book 2019 Page 1486

2019 1486 Type 03 001 Pages 3
Date 6/14/2019 Time 2:24:31PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$47.20

Rev Stamp# 212 DOV# 224

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057

Phone: (563) 927-5920

Taxpayer Information: (name and complete address)

Castle Theatre, Inc., c/o Teresa Greve 108 S Franklin Street, Manchester, IA 52057

Return Document To: (name and complete address)

Castle Theatre, Inc., c/o Teresa Greve 108 S Franklin Street, Manchester, IA 52057

Grantors:

The Pythian Building Association

Grantees:

Castle Theatre, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of \$30,000.00 Dollar(s) and other valuable consideration, The Pythian Building Association, a corporation organized and existing under the laws of Iowa does hereby Convey to Castle Theatre, Inc. the following described real estate in Delaware County, Iowa:

The West two-thirds (W 2/3) of Lot One Hundred Thirty Nine (139), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284.

Said real estate is being sold subject to a currently existing lease to Hyperion Lodge No. 186 Manchester, IA and is further being sold subject to the reservation by the Seller for and on behalf of Hyperion Lodge No. 186 Manchester, IA for the right of said lodge to use the second story of the building for purposes related to its organization for so long as the lodge is in operation. Said use shall be at no expense to the said lodge with no requirement of rent to be paid to the Grantee. Any and all expenses for the second story of the building including heat, electricity, insurance, repairs, maintenance, capital improvements or other related expenses shall be paid by Grantee with the exception that Seller will purchase rental insurance for personal items. Provided however, that the said lodge shall pay the cost of any damage caused by negligence or reckless acts of members or guests of the lodge. This reservation shall be an obligation binding upon the Grantee herein its successors and assigns.

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: June 12, 2019.

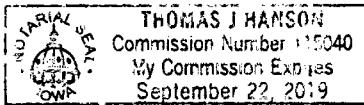
The Pythian Building Association, a(n) Iowa corporation

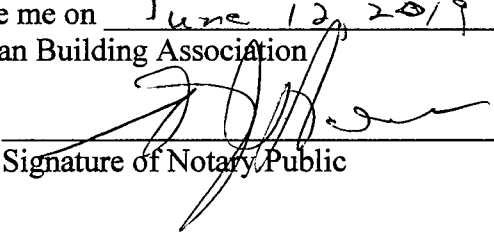
By Donald C. Trainer
Donald C. Trainer, President

By Walter D. Davis
Walter D. Davis, Secretary

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 12, 2019, by
Donald C. Trainer, as President of The Pythian Building Association

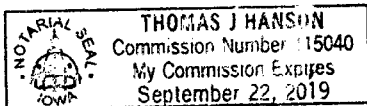


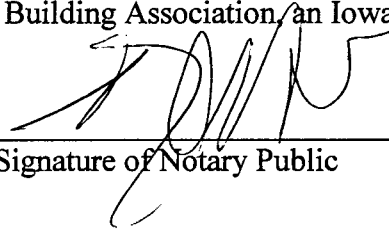


Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 12, 2019, by
Walter D. Davis, as Secretary of The Pythian Building Association, an Iowa Corporation





Signature of Notary Public