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Date 8/20/2021 Time 3:29:06PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$572.00

Rev Stamp# 347

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information: Swisher & Cohrt, PLC, 528 W 4th St., Waterloo, IA 50704-1200; 319-232-6555

Taxpayer Information: JJMW, L.L.C., 1224 West Marion Street, Manchester, IA 52057

Return Document To: JJMW, L.L.C., 1224 West Marion Street, Manchester, IA 52057
Steven A. Weidner - AT0008293

Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One and no/100 Dollar and other valuable consideration, JDD, L.C., an Iowa Limited Liability Company, does hereby convey to JJMW, L.L.C., an Iowa Limited Liability Company, the following described real estate in Delaware County, Iowa:

Parcel G, being part of Lot One (1) of Friedlein Subdivision in Section Thirty-One (31), Township Eighty-Nine North (89N), Range Five (5), West of the 5th Principal Meridian, in the City of Manchester, Delaware County, Iowa, according to the Plat recorded in Book 8, Plats, Page 167, subject to a permanent easement for ingress and egress and for utilities as shown on the Plat and subject to the agreement of the owners of Parcel G and Parcel H to share equally in any maintenance expense for driveway improvements and subject to the right of the owner of Parcel H to place a sign within the Twenty-Five Foot (25') easement at such owner's expense and maintenance.

The warranty in this deed is limited to matters affecting title prior to May 19, 2011.

This deed is given in satisfaction of that certain Real Estate Contract (Short Form) dated May 19, 2011, and recorded on May 19, 2011, in Book 2011 at Page 1651 thereof, in the office of the Recorder of Delaware County, Iowa.

The Lease – Business Property dated August 15, 2001, and filed for recording on August 16, 2001, in Book 2001, Page 2968 was terminated between Landlord and Tenant on May 19, 2011, and the Tenant vacated the premises on the same date.

The company is member-managed. This instrument is being executed and acknowledged by the below-identified duly authorized agent of the Grantor

entirely pursuant to the terms of the Grantor's Operating Agreement, and in the ordinary course of the Grantor's business.

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.

JDD, L.C.

Dated: JULY 15, 2021

By: Judy Henkel Fox
Judy Henkel Fox, Authorized Manager/Member

STATE OF IOWA, COUNTY OF BLACK HAWK

This record was acknowledged before me on July 15, 2021, by Judy Henkel Fox as Authorized Manager/Member of JDD, L.C.

Steven A. Weidner

Notary Public, in and for the State of Iowa
STEVEN A. WEIDNER

