

Recorded: 11/12/2021 at 11:56:38.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$186.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3982

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, Iowa 52233, (319) 362-3640
Return Document/Address Tax Statement: Justin C. Brown, 309 S. 4th St, Manchester, IA 52057

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Iowa Investment Properties, LLC, an Iowa limited liability company, does hereby convey to Justin C. Brown, a single person, the following described real estate in **Delaware County, Iowa**:

Lots Six Hundred Sixty One - A (661A) and Six Hundred Sixty Two - A (662A), Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

The Company hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that the Company 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 the Company 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: November 10th, 2021

Iowa Investment Properties, LLC

By: Stacy Feldman
Stacy Feldman, Managing Member

STATE OF IOWA, COUNTY OF Linn) ss:

This record was acknowledged before me on November 10, 2021, by Stacy Feldman, Managing Member of Iowa Investment Properties, LLC.

Patricia Coleman
Notary Public in and for State of Iowa

