

Recorded: 12/30/2021 at 2:56:42.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$8,796.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 4563

Prepared by: Linda M. Kirsch, Shuttleworth & Ingersoll, P.L.C., P.O. Box 2107, Cedar Rapids, IA 52406; 319-365-9461
Return to: TL NE IOWA, LLC, P.O. Box 710, Johnston, IA 50131

Address Tax Statement to: TL NE IOWA, LLC, P.O. Box 710, Johnston, IA 50131

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, BR Development LLC, a limited liability company, hereby conveys to TL NE IOWA, LLC, a limited liability company, the following described real estate in Delaware County, Iowa:

Lot One (1) of Karusco South 2nd Subdivision, Subdivision of Lot A of Karusco South Subdivision of Part of the E ½ NE ¼ of Section 31 and Part of the NW ¼ of Section 32, all in T89N, R5W, of the Fifth P.M. City of Manchester, Delaware County, Iowa, according to the plat recorded in Book 2010, Page 1751.

Subject to covenants, easements, and restrictions of record.

The grantor covenants with the grantee, and successors in interest, that the grantor holds the above 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 stated above; and the grantor covenants to warrant and defend the above real estate against the lawful claims of all persons, except as may be stated above.

Words and phrases in this Deed, including the acknowledgment(s), shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Date: December 30, 2021

BR Development LLC

By: [Signature]

STATE OF IOWA, Cinn COUNTY, ss:

This instrument was acknowledged before me this 23rd day of December, 23 2021, by Brian Ridge, as the Member of BR Development LLC, a limited liability company.

[Signature]
Notary Public in the State of Iowa

