

Recorded: 4/1/2022 at 12:09:28.0 PM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax:  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 1066

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Name: Wolters Kluwer Lien Solutions Phone: 800-331-3282 Fax: 818-662-4141	
B. E-MAIL CONTACT AT FILER (optional) uccfilingreturn@wolterskluwer.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address) 54926 - HomeOpco Sub A	
Lien Solutions P.O. Box 29071 Glendale, CA 91209-9071	85712463  IAIA FIXTURE
File with: Delaware, IA	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME				
OR	1b. INDIVIDUAL'S SURNAME BOCZKOWSKI	FIRST PERSONAL NAME TRACY	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 145 NELSON CIR		CITY MANCHESTER	STATE IA	POSTAL CODE 52027
			COUNTRY USA	

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
				COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME HomeOpco Sub A Trust				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 345 Park Ave, 31st Floor		CITY New York	STATE NY	POSTAL CODE 10154
				COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:  
WINDOWS/DOORS

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA:

85712463 2962268

# UCC FINANCING STATEMENT ADDENDUM

## FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here ☐

9a. ORGANIZATION'S NAME

9b. INDIVIDUAL'S SURNAME

BOCZKOWSKI

FIRST PERSONAL NAME

TRACY

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME

10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. ☒ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:

☐ covers timber to be cut ☐ covers as-extracted collateral ☒ is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate:

PARCEL #: 630203002500

BOCZKOWSKI  
145 NELSON CIRCLE  
MANCHESTER IA

NELSON'S SUBDIV LOT 34. SEC/TWP/RNG  
[ See Exhibit for Real Estate ]

17. MISCELLANEOUS: 85712463-IA-55 54926 - HomeOpco Sub A Trust

HomeOpco Sub A Trust

File with: Delaware, IA

2962268

**Debtor:** BOCZKOWSKI, TRACY

Exhibit for Real Estate

**16. Description of real estate:** Continued

20-89-5. RECORDING 2010-932 3/31/2010



Entered for taxation 2 day  
of April A.D., 2010  
Carla Becker, Auditor  
By Walter J. Steggall, Jr., Deputy  
Parcel # 1630.20.3002508

89-179



Book 2010 Page 932

Document 2010 932 Type 03 001 Pages 1  
Date 4/01/2010 Time 10:01:58AM  
Rec Amt \$9.00 Aud Amt \$5.00  
Rev Transfer Tax \$135.20  
Rev Stamp# 129 DOV# 130

DEBORAH L PEYTON, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103 - May 2006

Walter J. Steggall, Jr.

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return To: Tracy L. and Jerzy J. Boczkowski, 145 Nelson Circle, Manchester, IA 52057

Preparer: Walter J. Steggall, Jr., 240 Wiley Blvd. SW, Cedar Rapids, IA 52404, (319) 363-7401

Taxpayer: Tracy L. and Jerzy J. Boczkowski, 145 Nelson Circle, Manchester, IA 52057



## WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,  
Karen A. Besler, aka Karen A. Maurer, aka Karen Anne Besler, a single person,

do hereby  
Convey to Tracy L. Boczkowski and Jerzy J. Boczkowski, wife and husband,

as Joint  
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in  
Delaware County, Iowa:

Lot 34 of the Survey and Plat of Nelson's Subdivision of part of the N 1/2 of the S 1/2 of Section 20, Township  
89 North, Range 5, West of the 5th P.M., City of Manchester, Delaware County, Iowa, according to the plat  
recorded in Book 4 Plats, Pages 2-5.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real es-  
tate by title in fee simple; that they have 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 grantors Covenant to  
Warrant and Defend the real estate against the lawful claims of all persons 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: March 31, 2010

Karen A. Besler  
Karen A. Besler (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF LINN

This instrument was acknowledged before me on March 31, 2010, by Karen A. Besler, a  
single person



WALTER J. STEGGALL JR.  
COMMISSION NUMBER 138306  
MY COMMISSION EXPIRES  
JANUARY 9, 2013

Walter J. Steggall, Jr.  
Walter J. Steggall, Jr., Notary Public

(This form of acknowledgment for individual grantor(s) only)