

Recorded: 5/2/2022 at 3:23:47.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,119.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1400

**SPECIAL WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926

Taxpayer Information: Pipestone System Iowa Truck Wash, LLC, 1300 South Highway 75, Pipestone, MN 56164

Return Document To: Pipestone System Iowa Truck Wash, LLC, 1300 South Highway 75, Pipestone, MN 56164

Grantors: G & N Properties, L.C.

Grantees: Pipestone System Iowa Truck Wash, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, G & N Properties, L.C., a limited company organized and existing under the laws of Iowa, does hereby Convey to Pipestone System Iowa Truck Wash, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lots Three (3), Four (4), Ten (10) and the West one-half (W 1/2) of Lot Eleven (11), Block Three (3), Delhi, Iowa, according to plat recorded in Book A L.D., Pages 128-129, and Retracement Plat Of Survey recorded in Book 2018, Page 1708.

(This Special Warranty Deed is in full consummation of Real Estate Contract dated April 24, 2019, filed May 1, 2019, in Book 2019, Page 963 of the records of Delaware County, Iowa in consideration of \$700,000.00)

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: May 2, 2022

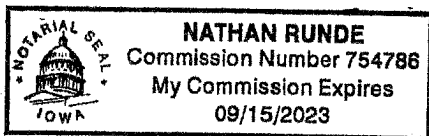
G & N Properties, L.C., an Iowa limited company

By Greg Preussner
Greg Preussner, Manager

By Nancy Preussner
Nancy Preussner, Manager

STATE OF IOWA, COUNTY OF Dubaque

This record was acknowledged before me on May 2, 2022,
by Greg Preussner & Nancy Preussner, as Managers, of G & N Properties, L.C. a limited company.



[Signature]
Signature of Notary Public