

Recorded: 9/20/2022 at 2:53:03.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$101.60  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 2830

**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**  
**Recorder's Cover Sheet**

**Preparer Information:** George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

**Taxpayer Information:** BR EXPRESS 1, LLC, P.O. Box 19170, Brooklyn, NY

**Return Document To:** BR EXPRESS 1, LLC, P.O. Box 19170, Brooklyn, NY

**Grantors:** Grason, LLC

**Grantees:** BR EXPRESS 1, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, Grason, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to BR EXPRESS 1, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Unit 3 and the undivided 8.12% interest in the land and common elements appurtenant to said Unit, in "Franklin Place, A Condominium", according to Declaration Of Submission Of Property To Horizontal Property Regime For Franklin Place, A Condominium, recorded in Book 4 Misc., Page 16; same being located on part of Lots One Hundred Forty Two (142) and One Hundred Forty Three (143), Manchester, Iowa, according to plat recorded in Book H L.D., Pages 186-188

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: September 9, 2022

Grason, LLC, an Iowa limited liability company

By Diane Johnson AKA Diane Johnson  
Diane Johnson, Member

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on September 9, 2022  
by Diane Johnson, as Member, of Grason, LLC a limited liability company.



Susan K Meyer  
Signature of Notary Public