

Recorded: 12/8/2022 at 2:11:26.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$879.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3592

RECORDER'S COVER SHEET

Type of Document: Special Warranty Deed

Taxpayer Information: Rogue Partners LLC
20681 Frost Ct.
Lakeville, MN 55044
Attn: Justin Felix

Return Document to: Rogue Partners LLC
20681 Frost Ct.
Lakeville, MN 55044
Attn: Justin Felix

Preparer Information: Damon McCormick, Esq.
Quarles & Brady LLP
411 E. Wisconsin Avenue, Suite 2400
Milwaukee, WI 53202
262-277-5100

Grantor: ORBIS CORPORATION, a Wisconsin corporation (formerly known
as Menasha Material Handling Corporation)

Grantee: ROGUE PARTNERS, LLC, a Minnesota limited liability company

Legal Description: Please see the following page.

Tax Parcel ID: 630203202300; 630203202400; and 630203202500

SPECIAL WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ORBIS CORPORATION, a Wisconsin corporation (formerly known as Menasha Material Handling Corporation) (“Grantor”), does hereby sell and convey to ROGUE PARTNERS, LLC, a Minnesota limited liability company (“Grantee”) the following described real estate in Delaware County, Iowa:

Lots Fifty Seven (57), Fifty Eight (58), Fifty Nine (59), Sixty (60), and Sixty One (61) of Henry Acres Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, except that part of Lots Fifty Seven (57) and Fifty Eight (58) described as commencing at a point one hundred seventeen (117.0) feet East of the Southwest corner of said Lot Fifty Seven (57), and running thence East one hundred fifty (150.0) feet, thence North one hundred fifty (150.0) feet, thence West one hundred fifty (150.0) feet, thence South one hundred fifty (150.0) feet to the point of beginning, all lying within Delaware County, Iowa.

The above described real estate is conveyed subject to all easements, restrictions, reservations and covenants and all other matters now validly of record, ad valorem taxes assessed or otherwise payable with respect to the real estate through the date of this instrument, which taxes have been adjusted between Grantor and Grantee and all real estate taxes due and payable thereafter, all of which Grantee hereby assumes and agrees to pay and further subject to all matters that a current, accurate survey of the real estate would disclose.

Grantor hereby covenants with Grantee, 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 title to same against any person claiming by, through or under Grantor.

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.

To Grantor’s actual knowledge there is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the above described real estate as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement

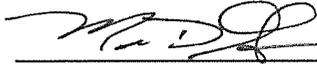
Dated: December 8, 2022

[Signatures follow on next page]

IN WITNESS WHEREOF, Grantor has caused these presents to be signed as of the day and year first above written.

GRANTOR:

ORBIS CORPORATION, a Wisconsin corporation

By: 
Mark Gorzek, Vice President

STATE OF WISCONSIN)
)
COUNTY OF Waukesha)

ss:

The foregoing instrument was acknowledged before me this 6th day of December, 2022, by Mark Gorzek, as the Vice President of ORBIS CORPORATION, a Wisconsin corporation, on behalf of the corporation.


Print Name: Leah M. Birch
Notary Public, State of Wisconsin
My Commission expires: is permanent

[Affix Notary Seal]

