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Document 2023 1082 Type 03 001 Pages 3
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Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$155.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Woofy's LLC, 1315 280th Ave, Colesburg, IA 52035

Return Document To: Woofy's LLC, 1315 280th Ave, Colesburg, IA 52035

Grantors: Manchester Enterprises, Inc.

Grantees: Woofy's LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Ninety-Seven Thousand Five Hundred Dollar(s) and other valuable consideration, Manchester Enterprises, Inc., an Iowa Non-Profit Corporation organized and existing under the laws of Iowa, does hereby Convey to Woofy's LLC, a Limited Liability Company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Three (3) of Southwest Industrial Park Fourth Subdivision A Subdivision of part of Lot 2 of the Sub. of part of the E $\frac{1}{2}$ -SE $\frac{1}{4}$ of Sec. 31 & Part of the W $\frac{1}{2}$ -SW $\frac{1}{4}$ of Sec. 32 all in T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2015, Page 2492

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 Corporation 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: May 15, 2023

Manchester Enterprises, Inc., an Iowa Non-Profit Corporation

By Tirzah Wedewer

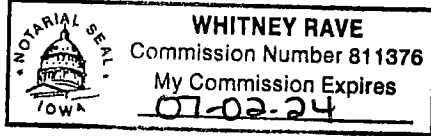
Tirzah Wedewer, President

By Craig Ingamells

Craig Ingamells, Secretary/Treasurer

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 5/15/2023
by Tirzah Wedewer, as President, of Manchester Enterprises, Inc. an Iowa Non-Profit Corporation.

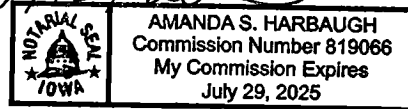


Whitney Rave
Signature of Notary Public

5/15/2023

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on _____
by Craig Ingamells, as Secretary/Treasurer, of Manchester Enterprises, Inc. an Iowa Non-Profit Corporation.



Amanda Harbaugh
Signature of Notary Public