



Book 2023 Page 1408

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$153.60

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**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:** Franklin Fresh Laundry, L.L.C., c/o Mitch Tanner, 25410 Malie Drive,  
Delhi, IA 52223

**Return Document To:** Franklin Fresh Laundry, L.L.C., c/o Mitch Tanner, 25410 Malie Drive,  
Delhi, IA 52223

**Grantors:** Vorwald Senior, LLC

**Grantees:** Franklin Fresh Laundry, L.L.C.

**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, Vorwald Senior, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Franklin Fresh Laundry, L.L.C., the following described real estate in Delaware County, Iowa:

The South twenty one and one-half (21 1/2) feet of Lot Thirty Four (34), Manchester, Iowa, according to plat recorded in Book I L.D., Page 184

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: June 6, 2023

Vorwald Senior, LLC, an Iowa limited liability company

By Fredrick Vorwald Sr.  
Fredrick Vorwald, Member

By Judith Vorwald  
Judith Vorwald, Member

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 22, 2023  
by Fredrick Vorwald and Judith Vorwald, as Members, of Vorwald Senior, LLC a limited liability company.



Susan K Meyer  
Signature of Notary Public