



Book 2023 Page 1494

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Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$4,079.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** Hinz Properties LLC, 1112 W Main St, Manchester, Iowa 52057

**Return Document To:** Hinz Properties LLC, 1112 W Main St, Manchester, Iowa 52057

**Grantors:** Jim Harbach Investments, LLC

**Grantees:** Hinz Properties LLC

**Legal Description:** See Page 2

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



## WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Jim Harbach Investments, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Hinz Properties LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Parcel 2015-76 Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, according to Amended Plat of Survey recorded in Book 2015, Page 2044.

Together with all the Grantor's right, title and interest in and to a permanent access easement over and across the North 50 feet of the following described real estate as reserved in Warranty Deed recorded in Book 126, L.D., Page 193 of the records of the Delaware County Recorder: That part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-one (31), Township 89 North, Range 5, West of the Fifth P.M., Delaware County, Iowa, described as commencing at the North Quarter corner of said Section 31, thence North 89° 59' 00" East along the North line of Section 31, 1317.80 feet, thence South 0° 07' 16" East 80.13 feet to the South highway right of way line, the point of beginning; thence South 0° 07' 16" East along the West line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 31, 692.50 feet to the North line of an easement, thence North 89° 59' 00" East along the North line of said easement 205.33 feet, thence North 0° 07' 16" West 692.50 feet, thence South 89° 59' 00" West along the South highway right of way line 205.33 feet to the point of beginning. Said parcel containing 3.26 acres. The North line of Section 31 is assumed to bear North 89° 59' 00" East.

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.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons 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.

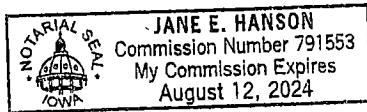
Dated: June 30, 2023.

Jim Harbach Investments, LLC, an Iowa limited liability company

By *James B. Harbach*  
James B. Harbach, Member and Manager

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 30, 2023, by James B. Harbach, as Member and Manager, of Jim Harbach Investments, LLC.



*Jane E. Hanson*  
Signature of Notary Public