

Recorded: 11/13/2023 at 1:46:54.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$623.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2866

Prepared by: Andrew J. Seyfer P.O. Box 2804 (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824
Return to and Address tax statement: Arnold Motor Supply, LLP, PO Box 320, 601 First Ave. SW, Spencer, IA 51301

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, WWJ Investments, an Iowa partnership, does hereby convey to Arnold Motor Supply, LLP the following described real estate in Delaware County, Iowa:

THE WEST HALF (W 1/2) OF LOT 649 AND THE EAST TWO-THIRDS (E 2/3) OF LOT 650; ORIGINAL TOWN OF MANCHESTER, SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE FIVE (5), WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 2013, PAGE 2076.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

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.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 Grantor covenants to warrant and defend the real estate against 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: November 13, 2023

**WWJ INVESTMENTS, AN IOWA
PARTNERSHIP**

By: *John P. Barron*
John P. Barron, a Partner

By: *William J. Barron III*
William J. Barron III, a Partner

STATE OF IOWA)
) ss.
COUNTY OF LINN)

This instrument was acknowledged before me on this 13 day of November, 2023, by John P. Barron and William J. Barron III, as Partners of WWJ Investments, an Iowa Partnership.



Jamie Schmidt
Notary Public in and for the State of Iowa