

Recorded: 11/21/2023 at 10:13:47.0 AM  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$151.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 2925

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1181755

Title of Document: **SPECIAL WARRANTY DEED**

Date of Document: November 17, 2023

Grantor: **SVCN 2 LLC**, a Delaware limited liability company (formerly known as Spirit Master Funding II, LLC), Two Newton Place, 255 Washington Street, Suite 300, Newton, Massachusetts 02458

Grantee: Wesley D. Schulte, 100 ½ E Main St, Suite B, Manchester, Iowa 50257

Taxpayer Information: Wesley D. Schulte, 100 ½ E Main St, Suite B, Manchester, Iowa 50257

Reference Book  
And Pages: Book 2005, page 3909;

Legal Description: SEE ATTACHED EXHIBIT A

Prepared By:  
SVCN 2 LLC  
c/o The RMR Group LLC  
Two Newton Place  
255 Washington St., Suite 300  
Newton, MA 02458

When Recorded, Return to:  
First American Title Insurance Company  
2555 E. Camelback, Ste 350  
Phoenix, AZ 85016  
Email: salpearson@firstam.com

## FIRST AMERICAN TITLE

**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.**

## SPECIAL WARRANTY DEED

For the consideration of Ninety Five Thousand and No/100 Dollars (\$95,000.00) and other valuable consideration, **SVCN 2 LLC**, a Delaware limited liability company (formerly known as Spirit Master Funding II, LLC) ("**Grantor**"), does hereby convey to **WESLEY D. SCHULTE**, an individual ("**Grantee**"), that certain real estate located in Manchester, Delaware County, Iowa, together with all buildings, fixtures and improvements thereon (collectively, the "**Property**"), legally described on the attached **Exhibit A** hereto, subject to (i) all current taxes not yet due and payable, assessments and any other liens arising therefrom, (ii) all reservations in patents, deed restrictions, easements, rights of way, covenants, conditions, restrictions, encroachments, liens and encumbrances, as may appear of record, (iii) any zoning and other governmental restrictions applicable to the Property, (iv) any matter appearing on the Grantee's policy of title insurance for the Property, (v) any matters that are created by or arise from the act or acquiescence of Grantee, its affiliates, employees, agents, or representatives, and (vi) all other matters that can be determined by a visual inspection or a complete and accurate ALTA/NSPS survey of the Property (collectively, the "**Permitted Exceptions**").

AND Grantor hereby binds itself to warrant and defend title to the Property as against all acts of Grantor herein and none other, subject to the matters set forth above.

[Remainder of Page Intentionally Left Blank; Signature Page Follow]



## EXHIBIT A

### LEGAL DESCRIPTION

#### TRACT I:

That part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-three (33), Township Eighty-nine (89) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at a point Eight Hundred Sixty-five (865) feet East of the Northwest corner of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) and running South Two Hundred Seventy (270) feet, thence East Eleven (11) feet, thence North Two Hundred Seventy (270) feet, thence West Eleven (11) feet to the point of beginning.

Also an easement for the purposes set forth in the Special Provisions of the Contract between Grantor and Grantee appearing at Book 100, L.D., Page 319 in the office of the Delaware County Recorder, as follows: Commencing at a point Eight Hundred Seventy-six (876) feet East of the Northwest corner of the said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) thence South Two Hundred Seventy (270) feet, thence West Eleven (11) feet, thence South Thirty (30) feet, thence East Twenty-two (22) feet, thence North Three Hundred (300) feet, thence West Eleven (11) feet to the point of beginning.

#### TRACT II:

That part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-three (33), Township Eighty-nine (89) North, Range Five (5), West of the Fifth Principal Meridian, described as commencing at a point Six Hundred Ninety (690.0) feet East of the Northwest corner of said Quarter Section, thence South Two Hundred Seventy (270.0) feet, thence East One Hundred Seventy Five (175.0) feet, thence North Two Hundred Seventy (270.0) feet, thence West One Hundred Seventy Five (175.0) feet to point of beginning, subject to highways and easements of record.