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

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 1/2 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]

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed as of the day _____ of November, 2023. **GRANTOR:** SVCN 2 LLC, a Delaware limited liability company By: Name: Todd Hargreaves Its: President and Chief Investment Officer STATE OF MASSACHUSETTS)SS COUNTY OF MIDDLESEX) I, the undersigned, hereby certify that Todd Hargreaves, the President and Chief Investment Officer of SVCN 2 LLC, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer of SVCN 2 LLC, and with full authority, executed the same voluntarily for and as the act of said limited liability company, as of the date hereof and that he had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth. Given under my hand this $\frac{\mathbf{y}^{\prime\prime\prime}}{\mathbf{y}^{\prime\prime}}$ day of November, 2023. Printed Name: Amanda Mahan Notary Public My Commission Expires: 4/14/30 AMANDA LOREN MAHAN

EXHIBIT A

LEGAL DESCRIPTION

TRACT I:

That part of the Northwest Quarter (NW 4) of the Northeast Quarter (NE 4) 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 4) of the Northeast Quarter (NE 4) 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 Right Hundred Seventy-six (876) feet Bast of the Northwest corner of the said Northwest Quarter (NW %) of the Northeast Quarter (NE %) 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 %) of the Northeast Quarter (NE %) of Section Thirty-three (33), Township Eighty-nino (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.