

Recorded: 5/14/2024 at 8:08:16.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1024

**WARRANTY DEED**  
**(CORPORATE GRANTOR)**  
**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644,  
Phone: (319) 334-3704

**Taxpayer Information:** (name and complete address)

JBWBJB/L.C.

**Return Document To:** (name and complete address)

Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644,

**Grantors:**

BRWB, L.C.

**Grantees:**

JBWBJB/L.C.

**Legal Description:** See Page 2

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



**WARRANTY DEED  
(Corporate Grantor)**

For the consideration of One Dollar(s) and other valuable consideration, BRWB, L.C., an Iowa limited liability company, does hereby Convey to JBWBJB/L.C., an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

**The West eighty five (85.0) feet of that part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty Three (33) , Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at a point one hundred ten (110.0) feet East of the Northwest corner of said Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and running thence South two hundred eighty five (285.0) feet, thence East one hundred eighty five (185.0) feet, thence North two hundred eighty five (285.0) feet, thence West one hundred eighty five (185.0) feet to the point of beginning. AND**

**That part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at a point two hundred ninety five (295) feet East and one hundred eighty five (185) feet South of the Northwest corner of said Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4), thence South one hundred (100) feet, thence East one hundred sixty (160) feet, thence North one hundred (100) feet, thence West one hundred sixty (160) feet to the point of beginning.**

**\*This deed is exempt pursuant to Iowa Code Section 428A.2(21).**

**\*\*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 Auditor is hereby requested to combine this property with Parcel No. 631-33-10-013-00 in Delaware County, Iowa.**

The Corporation 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.

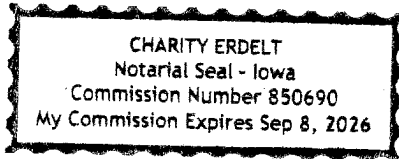
Dated: May \_\_\_, 2024.

**BRWB, L.C.**

Angie Boubin, Manager  
Angie Boubin, Manager

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on this 13<sup>th</sup> day of May, 2024 by Angie Boubin, Manager of BRWB, L.C., an Iowa limited liability company.



Charity Erdelt  
Signature of Notary Public