

Recorded: 8/2/2024 at 1:15:40.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,391.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1865

Prepared By: Nathan D. Miller, P.O. Box 178, Waterloo, IA 50704-0178 (319) 234-1766

After Recording Return To: Eric W. Johnson, P.O. Box 178, Waterloo, IA 50704-0178

Address Tax Statement To: Shahnaz Corp., 3634 Pheasant Lane, Waterloo, IA 50701

WARRANTY DEED – COMPANY GRANTOR

For the consideration of One (\$1.00) Dollar and other valuable consideration, Dreamland126, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby convey to Shahnaz Corp. the following described real estate in Delaware County, Iowa:

Lot One Hundred Thirty (130), Manchester, Iowa, according to plat recorded in Book I, L.D., Page 284.

Subject to covenants, restrictions, ordinances, easements, and limited access provisions of record.

The Company 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: 08-02-24

Dreamland126, LLC

Nadeem
By: Nadeem Islam
Its: Authorized Signor

STATE OF Iowa)
COUNTY OF Black Hawk)ss

This record was acknowledged before me on this 2nd day of August, 2024,
by Nadeem Islam, as Authorized Signor of Dreamland126, LLC.



Barbara J. Mostek
Notary Public