

Recorded: 9/19/2024 at 10:58:42.0 AM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$16,961.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2331

Prepared by:
Michael K. Berman, Esquire
Paul Hastings LLP
2050 M Street NW
Washington, DC 20036

Return To:
National UCC, Inc.
450 Lexington Ave #392
New York, NY 10163-0392
File No. 14251

Address Tax Statement:
AGNL Blizzard, L.L.C.
c/o TPG Angelo Gordon
245 Park Avenue, 24th Floor
New York, NY 10167-0094
Attn: Asset Management

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made effective as of the 10th day of September, 2024.

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, **HENDERSON PRODUCTS, INC.**, a Delaware corporation ("Grantor"), does hereby convey to **AGNL BLIZZARD, L.L.C.**, a Delaware limited liability company, ("Grantee"), the following described real estate in Delaware County, Iowa: 1085 South 3rd Street, Manchester, Iowa 52057

All that tract or parcel of land, more particularly described on Exhibit A which is attached hereto and made a part hereof.

This conveyance is expressly made and accepted subject to such liens, easements, rights of way, building and use restrictions, exceptions, reservations and limitations that do not in any material respect detract from the value of the property subject thereto or impair the use thereof.

With all its appurtenances and warrants the title against all persons claiming under Grantor.

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.


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.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year hereinbefore mentioned.

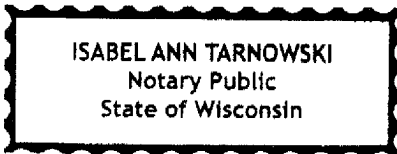
HENDERSON PRODUCTS, INC.,
a Delaware Corporation

By: 
Name: Jon J. Sisulak
Title: Treasurer

STATE OF WISCONSIN

COUNTY OF MILWAUKEE

Personally came before me on September 4, 2024, the above named Jon J. Sisulak to me known to be the Treasurer of Henderson Products, Inc., a Delaware corporation and the person who executed the foregoing instrument on behalf of Henderson Products, Inc., a Delaware corporation by his authority and acknowledged the same.



[SEAL]



Isabel Ann Tarnowski
Notary Public, State of Wisconsin
My Commission: 231120 ; exp. 5/2/27

EXHIBIT A

Parcel 1:

Parcel P in the Southwest Quarter of the Southeast Quarter of Section 32, Township 89 North, Range 5 West of the 5th Principal Meridian, City of Manchester, Delaware County, Iowa, according to plat filed in Book 2004, Page 4504, being a part of Lots 12 and 13 of the Subdivision of the East Three-Fourths of the South One-Half of said Section 32.

Parcel 2:

Lot 2 of Lot 13 of the Subdivision of the East Three-Fourths of the South One-Half of Section 32, Township 89 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa, according to the plat filed in Book 2 Plats, Page 96 1/2 in the Office of the Recorder, Delaware County, Iowa; EXCEPT that portion deeded to the City of Manchester by Quit Claim Deed filed in Book 125 of LD, Page 322 in the Office of the Recorder, Delaware County, Iowa; and further excepting that portion deeded to the State of Iowa filed in Book 91 of LD, Page 403 in the Office of the Recorder, Delaware County, Iowa.

Property Identification No. 631-32-30-043-00

Address: 1085 South 3rd Street, Manchester, Iowa 52057