

Recorded: 12/9/2024 at 10:27:55.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 3054

Recorded: 12/5/2024 at 9:08:47.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 3025

Recorded: 11/4/2024 at 8:06:32.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$391.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2756

* Re-Record to correct County

** re record to add additional paragraph to legal description

Return To: Repeats Consignment, L.L.C., 114 S. Franklin St., Manchester, IA 52057

Taxpayer: Repeats Consignment, L.L.C., 114 S. Franklin St., Manchester, IA 52057

Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Todd Scherbring and April Soherbring, Husband and Wife, do hereby Convey to Repeats Consignment, L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in ~~Dubuque~~ County, Iowa:

* Delaware

That part of Lots Ninety (90) and Ninety One (91), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284, described as commencing at a point twenty two (22.0) feet South of the Northeast corner of said Lot Ninety One (91), thence West one hundred twelve (112.0) feet, thence South thirty seven (37.0) feet, thence East one hundred twelve (112.0) feet, thence North thirty seven (37.0) feet to the point of beginning.

** see page 2

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.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

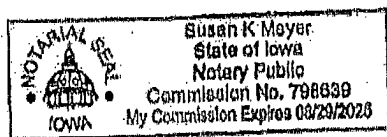
Dated: October 28, 2024

Todd Scherbring
Todd Scherbring, Grantor

April Scherbring
April Scherbring, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 28, 2024 by
Todd Scherbring and April Scherbring, husband and wife.



Susan K Meyer
Signature of Notary Public

** Legal Continued

and

also all interest in the wall on the following described premises, to wit:
Commencing at a point 21 feet South of the Northeast corner of Lot 91, running
thence West 112 feet, thence South 1 foot, thence East 112 feet, thence North 1
foot, to the point of beginning, all in Delaware County, Iowa; these are two store
front properties commonly known as 116 North Franklin Street and 118 Franklin
Street, in the City of Manchester, Iowa; this description contains two buildings
and two store fronts.