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Document 2025 156 Type 03 001 Pages 2
Date 1/14/2025 Time 3:55:33PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$479.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

***Return To:** ASF Specialties LLC, 1353 140th St., Dundee, IA 52038
Taxpayer: ASF Specialties LLC, 1353 140th St., Dundee, IA 52038
Preparer: Daniel H. Swift, Swift Law Firm, 108 N Madison St., PO Box 207, Manchester, IA 52057, (563) 927-4901



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar and other valuable consideration, Holtz Storage, LLC, an Iowa Limited Liability Company, does hereby Convey to ASF Specialties LLC, an Iowa Limited Liability Company, the following described real estate in Delaware County, Iowa:


Lot Ten (10) of Holtz Second Subdivision A Subdivision of Lot 2 Of Holtz Subdivision in the NE ¼ of the NE ¼ of Section 20, T89N, R5W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 2613

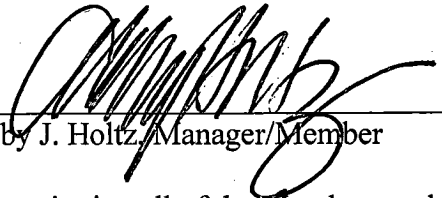
The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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 this 14 day of January 2025.

HOLTZ STORAGE, LLC
(Grantor)


Philip W. Holtz, Manager/Member



Abby J. Holtz, Manager/Member

*Constituting all of the Members and Managers of
Holtz Storage, LLC

STATE OF IOWA, COUNTY OF DELAWARE

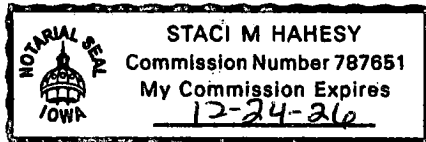
This record was acknowledged before me on this 14 day of January 2025 by Philip
W. Holtz as a Manager/Member of Holtz Storage, LLC.

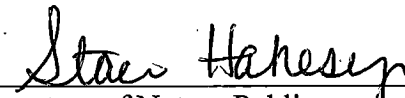



Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 14 day of January 2025 by Abby J.
Holtz as a Manager/Member of Holtz Storage, LLC.




Signature of Notary Public