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Document 2025 180 Type 03 001 Pages 3  
Date 1/16/2025 Time 11:56:13AM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$298.40

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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

**Preparer Information:** Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

**Taxpayer Information:** Simple Mining, LLC, 2715 Technology Pkwy, Cedar Falls, IA 50613

**Return Document To:** Simple Mining, LLC, 2715 Technology Pkwy, Cedar Falls, IA 50613

**Grantors:** Manchester Enterprises, Inc.

**Grantees:** Simple Mining, LLC

**Legal Description:** See Page 2

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



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Hundred Eighty-Six Thousand Six Hundred Dollar(s) and other valuable consideration, Manchester Enterprises, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Simple Mining, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Two (2) of Southwest Industrial Park Third Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2012, Page 1769

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 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: JAN 13, 2025.

Manchester Enterprises, Inc., an Iowa  
corporation

By Steve Buesing  
Steve Buesing, President

By Shelly Schrader  
Shelly Schrader, Secretary

STATE OF IOWA, COUNTY OF DELAWARE

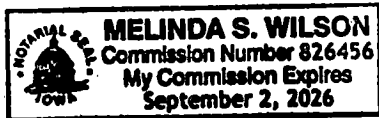
This record was acknowledged before me on Jan. 13, 2025,  
by Steve Buesing, as President, of Manchester Enterprises, Inc. a corporation.



Melinda S. Wilson  
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on Jan. 14, 2025,  
by Shelly Schrader, as Secretary, of Manchester Enterprises, Inc. a corporation.



Melinda S. Wilson  
Signature of Notary Public