

Recorded: 2/28/2025 at 2:52:11.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$434.40  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 528

**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:** Firefly HC, L.L.C., 12179 152<sup>nd</sup> Ave, West Olive, MI 49460

**Return Document To:** Firefly HC, L.L.C., 12179 152<sup>nd</sup> Ave, West Olive, MI 49460

**Grantors:** Community Savings Bank

**Grantees:** Firefly HC, L.L.C.

**Legal Description:** See Page 2

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



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

For the consideration of Two Hundred Seventy-Two Thousand Dollar(s) and other valuable consideration, Community Savings Bank, a corporation organized and existing under the laws of Iowa, does hereby Convey to Firefly HC, L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

That part of the SW¼ of the SE¼ of Section 28, Township 89 North, Range 5, West of the 5th P.M. described as commencing at a point 363 feet East of the SW corner of said SW¼ of SE¼ and running thence North 280 feet, thence East 175 feet, thence South 280 feet, thence West 175 feet to the point of beginning

This deed is in fulfillment of Real Estate Contract filed March 25, 2021 in Book 2021, Page 1068.

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.

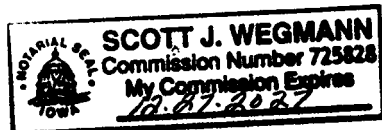
Dated: 2/27/25

Community Savings Bank

By M. Michelle Deutmeyer  
Michelle Deutmeyer, CFO

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 2-27-2025, by Michelle Deutmeyer, as CFO, of Community Savings Bank.



[Signature]  
Signature of Notary Public