

Recorded: 3/31/2025 at 2:41:28.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$364.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 800

**Return To:** JM Promotions, LLC, 3471 Stone Ridge Ln, Central City, IA 52214  
**Taxpayer:** JM Promotions, LLC, 3471 Stone Ridge Ln, Central City, IA 52214  
**Preparer:** Brianna J. Reynolds, 2252 Blairs Ferry Road, Hiawatha, IA 52233, Tel: 319-651-5871

\*Warranty Deed in complete fulfillment of Real Estate Contract dated March 27, 2024, filed March 28, 2024 in Book 2024 at Page 677



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

For the consideration of One Dollar(s) and other valuable consideration, Delaware Speedway, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to JM Promotions, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in ~~Linn~~ County, Iowa:  
Delaware

Lots Twelve Hundred Fifteen (1215), Twelve Hundred Sixteen (1216), Twelve Hundred Twenty Nine (1229), Twelve Hundred Thirty (1230), Twelve Hundred Fifty Five (1255), Twelve Hundred Fifty Six (1256), Twelve Hundred Sixty Nine (1269) and Twelve Hundred Seventy (1270), Delaware, Iowa, according to plat recorded in Book 2 L.D., Pages 488-489, except that part thereof conveyed to the State of Iowa by Warranty Deeds recorded in Book 83 L.D., Page 252 and in Book 32 T.L.D., Page 259; also Vacated Lot Twelve Hundred Ninety Five (1295), Delaware, Iowa, according to plat recorded in Book 2 L.D., Pages 488-489, except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 91 L.D., Page 278; also lots Twelve Hundred Thirteen (1213), Twelve Hundred Fourteen (1214), Twelve Hundred Thirty One (1231) and Twelve Hundred Thirty Two (123 2), Delaware, Iowa, according to plat recorded in Book 2 L.D., Pages 488-489 and Retracement Plat recorded in Book 2023, Page 702

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: 3/31/25.

Delaware Speedway, LLC, an Iowa limited liability company

By Candace A Rieken  
Candace A. Rieken, Managing Member

By Candace A Rieken POA  
Candace A. Rieken, as Power of Attorney for William R. Rieken, Managing Member

STATE OF Iowa, COUNTY OF Jones

This record was acknowledged before me on March 31, 2025, by Candice A. Rieken and Candace A. Rieken as Power of Attorney for William R. Rieken, as Managing Members, of Delaware Speedway, LLC a limited liability company.

[Signature]  
Signature of Notary Public

