

Recorded: 4/14/2025 at 1:00:26.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$3,775.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 926

Return To Preparer: Lisa R. Wilson, Wilson, Egge & Loya, P.C., 222 N.W. Sunrise Dr., Waukee, IA 50263, (515) 369-2502  
Address Tax Statement: Dream Hospitality, LLC, 310 Virgil Ave., Mount Vernon, IA 52314

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, BOULDERS INN MANCHESTER, LLC, an Iowa limited liability company, does hereby Convey unto DREAM HOSPITALITY LLC, the following described real estate, situated in Delaware County, Iowa:

**Lot Two (2) of Manchester West Commercial Second Subdivision in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2018, Page 233.**

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.

Grantor does hereby covenant with Grantee, and its successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under Grantor, except those permitted exceptions shown in Exhibit "A".

Each of the undersigned relinquishes all rights of dower, homestead, and distributive share in and to such 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.

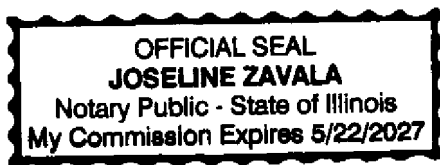
Dated 4/10, 2025.

BOULDERS INN MANCHESTER, LLC

  
By: Daniel A. Heuertz, Managing Member

STATE OF Illinois )  
COUNTY OF COOK ) SS:

This record was acknowledged before me on this 10<sup>th</sup> day of April, 2025, by Daniel A. Heuertz, Managing Member of Boulders Inn Manchester, LLC.



*Joseline Zavala*  
Notary Public in and for Said State  
My commission expires 5/22/2027