

Recorded: 5/20/2025 at 1:16:25.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 1279

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Preparer/Return To: Pat Burk, 6701 Westown Parkway, Ste 100, West Des Moines, IA 50266, 515-274-1450  
Address Tax Statement: Dolomiti US, LLC, 2715 Technology Pkwy, Cedar Falls, IA 50613

### **WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, SIMPLE MINING, LLC, an Iowa limited liability company, does hereby Convey to DOLOMITI US, LLC, an Iowa limited liability company, 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.

This Warranty Deed is exempt from transfer tax pursuant to Iowa Code Chapter 428A.2(21) as consideration is \$500 or less.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the 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.

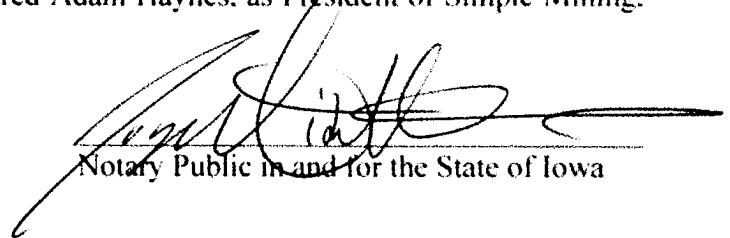
Dated: 4/9/25

**SIMPLE MINING, LLC**  
An Iowa limited liability company

By:   
Adam Haynes, President

STATE OF IOWA                    )  
  )       ss.  
COUNTY OF Blackhawk    )

On this 9<sup>th</sup> day of April, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Adam Haynes, as President of Simple Mining, LLC, an Iowa limited liability company.

  
Notary Public in and for the State of Iowa

