

Recorded: 6/17/2025 at 3:51:17.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1558

Prepared by: Matthew J. Hektoen, Simmons Perrine Moyer Bergman PLC
and Return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement: A-1 PROPERTY HOLDINGS LLC, 280 50th Ave. SW #1, Cedar Rapids, Iowa 52404

WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **A-1 MOBILE STORAGE SERVICE, LLC**, an Iowa limited liability company, does hereby convey to **A-1 PROPERTY HOLDINGS LLC**, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

See Exhibit A attached hereto,

subject to easements, covenants, conditions and restrictions of record.

Grantor does hereby covenant with grantee, and successors in interest, that grantor 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 grantor 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, and as masculine or feminine gender, according to the context.

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 requirements to submit a groundwater hazard statement.

This deed represents a transfer of real estate for consideration less than \$500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

[SIGNATURES ON FOLLOWING PAGE]

Dated: June 12, 2025

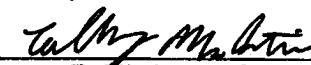
A-1 MOBILE STORAGE SERVICE, LLC

By:


Craig Breitbach, Manager

STATE OF IOWA, COUNTY OF Linn, ss:

This record was acknowledged before me on the 12 day of June, 2025 by Craig Breitbach as Manager of A-1 MOBILE STORAGE SERVICE, LLC.


Notary Public in and for said State

My Commission Expires: 09/28/2027

Exhibit A

In Delaware County, Iowa:

Lots Four (4) and Five (5) of SW Industrial Park 5th Subdivision; A Subdivision of Lot 8, Southwest Industrial Park in the Southeast Quarter of the Southeast Quarter Section 31, and in the Southwest Quarter of the Southwest Quarter of Section 32 all in Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2017, Page 3010, except Parcel 2021-151 Part of Lot 4 of SW Industrial Park 5th Subdivision in the SE¼-SE¼ of Section 31, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2021, Page 4340