

Recorded: 7/2/2025 at 1:42:58.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$799.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1742

Taxpayer/Return To: JTJ Real Estate Investment, LLC, 39341 Hilton Road, Edgewood, Iowa 52402
Preparer: Stephan E. Alt, 890 Main Street, Suite 200, Dubuque, Iowa 52001, Phone: 563-556-4011

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Royal Oaks Development Corporation, an Iowa corporation, does hereby convey to JTJ Real Estate Investment, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

Lot One (1) of Manchester West Commercial Second Subdivision in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2018, Page 233.

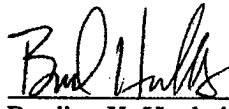
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: June 26, 2025.

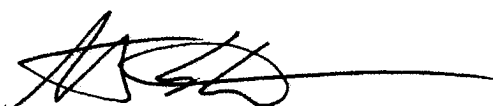
Royal Oaks Development Corporation, an Iowa Corporation

By: 
Bradley K. Huekels, Vice President

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 26, 2025, by Bradley K. Huekels, Vice President of Royal Oaks Development Corporation.




Signature of Notary Public