



Book 2025 Page 2405

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Date 9/05/2025 Time 2:15:46PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$1,279.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**Return To:** Briggs Highway Advisors IA, LLC, P.O. Box 190170, Brooklyn, NY 11219  
**Taxpayer:** Briggs Highway Advisors IA, LLC, P.O. Box 190170, Brooklyn, NY 11219  
**Preparer:** Tori A. Sassmann, 12 E. Main St., New Hampton, IA 50659 641-394-3113



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

For the consideration of One Dollar(s) and other valuable consideration, MANCHESTER LODGING, LLC, an Iowa limited liability company, does hereby convey to BRIGGS HIGHWAY ADVISORS IA, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

LOT 2 OF FRIEDLEIN SUBDIVISION, A SUBDIVISION OF LOT 4, EXCEPT THE EAST 200 FEET THEREOF, OF WEST COMMERCIAL SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE FIFTH P.M., IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 8 PLATS, PAGE 147; ALSO LOT 3A OF THE SUBDIVISION OF LOT 3 OF FRIEDLEIN SUBDIVISION, SECTION 31, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2001, PAGE 1918.

**Deed given in fulfilment of Real Estate Contract recorded February 27, 2018, in Book 2018 Page 450 in the records of the Delaware County Recorder.**

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: 9/2/25

Manchester Lodging, LLC

By Nirmala D. Upadhyay  
Nirmala D. Upadhyay, Sole Member

STATE OF Illinois, COUNTY OF Winnebago

This record was acknowledged before me on 9/2/25, by Nirmala D. Upadhyay, as Sole Member of Manchester Lodging, LLC.

Jill M. Ashe  
Signature of Notary Public

