



Book 2025 Page 2407

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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

Prepared by: Jeffrey E. Clements, #AT0001531, 15516 N Tradewind Dr, Unit 2, Spirit Lake IA 51360  
Telephone: (563)422-3545; email: jclements12@msn.com  
Return to & address tax statement: Westgate Center, LLC, 1100 Rosewood Dr, Manchester IA 52057

### WARRANTY DEED

For the consideration of One and 00/100-----Dollar(s) and other valuable consideration, **Briggs Highway Advisors IA, LLC**, an Iowa limited liability company, hereby conveys to **Westgate Center, 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; and**

**LOT 4 B OF SUBDIVISION OF LOT 4 OF FRIEDLEIN SUBDIVISION, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 2011, PAGE 1908**

~~This deed is given in full and complete satisfaction of the Real Estate Contract—Installments between Briggs Highway Advisors IA, LLC, as Seller, and Westgate Center, LLC, as Buyer, dated \_\_\_\_\_ and recorded \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_, records of the Delaware County Recorder.~~

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 grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that she 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. 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 this 26 day of Aug, 2025.

**GRANTOR**

Briggs Highway Advisors IA, LLC

By: [Signature]  
Jonathan Malinas, as Manger/Sole Member

STATE OF NY, COUNTY OF 19, ss:

This instrument was acknowledged before me on the 26 day of Aug, 2025, by Jonathan Malins as Manger/Sole Member of Briggs Highway Advisors IA, LLC.

[Signature]  
Notary Public

Joseph Katzoff  
Notary Public State of NY  
Qualified in Kings County  
No. 01KA6013359  
Comission Expires Sept.14 2026