Recorded: 9/15/2025 at 9:53:39.0 AM

County Recording Fee: \$22.00 lowa E-Filing Fee: \$3.00 Combined Fee: \$25.00 Revenue Tax: \$519.20

Delaware County, Iowa Daneen Schindler RECORDER

BK: 2025 PG: 2474

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, Iowa 52233, (319) 362-3640 Return Document/Address Tax Statement: RAMM Properties, LLC, 800 Ridgewood Drive, Manchester, IA 52057

WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Franklin Street Brewing Company, L.L.C., an Iowa limited liability company, does hereby convey to RAMM Properties, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

See attached Exhibit "A"

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

Mark the appropriate statement with an "X":	
There is no known private burial site, well, solid waste disposal site, underground storage tank, bazardous 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 transaction is not exempt from the requirement to submit a groundwater bazard statement.	
Words and phrases herein, including acknowledgment hereof, the context.	shall be construed as in the singular or plural number, according to
Dated: 9/12 , 2025.	Franklin Street Brewing Company, L.L.C. By: Chad C. Sands, Manager
STATE OF IOWA, COUNTY OF Linn	ss:
This record was acknowledged before me this 12 Franklin Street Brewing Company, L.L.C.	day of September, 2025, by Chad C. Sands, Manager of Kuku (Uebbo Notary Public in and for State of Iowa





Exhibit A

Lots Two (2), Three (3) and Four (4) of Paxson & Seeds Subdivision of Lots One Hundred Ninety Five (195) and One Hundred Ninety Six (196), Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 3