

Recorded: 10/9/2025 at 2:56:17.0 PM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2716

Return To: James T. Peters, 309 First Street East, Independence, Iowa 50644
Taxpayer: City of Manchester, 208 Est Main Street, Manchester, Iowa 50644
Preparer: James T. Peters, 309 First Street East, Independence, Iowa 50644

DEED OF DEDICATION

For the consideration of One Dollar(s) and other valuable consideration, Manchester Enterprises, Inc, does hereby Convey and Dedicate to the City of Manchester, Iowa, an Iowa municipal corporation, an easement for public roadway on over and across the real estate described as:

Lot B as shown on the attached plat 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 as recorded in the Office of the Delaware County Recorder in Book 2017 at Page 3010 on 10/31/2017.

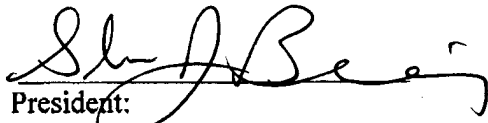
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

***This deed is exempt according to Iowa Code 428A.2(21).**

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that he has good and lawful authority to sell and Convey and Dedicate 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.

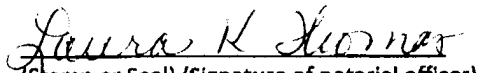
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

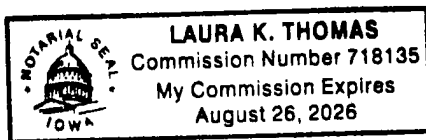
Dated: OCT 9, 2025


President:
Manchester Enterprises, Inc.

State of Iowa
County of Delaware

This instrument was acknowledged before me on this 9 Day of October, 2025 by
Steve J. Buesing as President of Manchester Enterprises, Inc.


(Stamp or Seal) (Signature of notarial officer)
Title (and Rank)
My commission expires: 8-26-26



SW Industrial Park 5th Subdivision: A Subdivision 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 more particularly described as follows:

Beginning at the Northwest Corner of Lot 8 of the said Subdivision recorded in Book 6, Page 46 and Page 56 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence North $88^{\circ} 09' 04''$ East (Assumed Bearing), 838.53 feet along the North Line of said Lot and the South Right-of-Way Line of Enterprise Drive and the South Line of a 80 foot Utility Access Spur Track Easement;

Thence South $83^{\circ} 32' 56''$ East, 280.28 feet;

Thence North $88^{\circ} 09' 04''$ East, 511.07 feet all along said South Line to the West Right-of-Way Line of South 5th Street;

Thence South $13^{\circ} 09' 04''$ West, 83.43 feet along said Line

Thence Southwesterly along a 1096.00 foot Radius Curve Concave Northwesternly 1434.66 feet, (said curve having a Long Chord of South $50^{\circ} 39' 04''$ West 1334.40 feet) along said Line and the Northwesternly Line of Burrington Road;

Thence South $88^{\circ} 09' 04''$ West, 546.70 feet along said Line to the East Line of an Easement Recorded in Book 1, Page 23 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence North $01^{\circ} 50' 56''$ West, 933.38 feet along said Line to the Point of Beginning;

Containing 28.69 Acres,
Subject to Easements of Record.

