

Recorded: 12/19/2025 at 2:56:39.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$448.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3468

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: S-n-J Properties, LLC, 2345 180th Avenue, Manchester, IA 52057

Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Hinz Properties, LLC, an Iowa Limited Liability Company, does hereby convey to S-n-J Properties LLC, an Iowa Limited Liability Company, the following described real estate in Delaware County, Iowa:

That part of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Thirty-Three (33), Township Eight-Nine (89) North, Range Five (5), West of the 5th P.M., described as commencing at a point three hundred (300.0) feet West of the Northeast corner of said Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) and running thence South one hundred eighty five (185) feet, thence West one hundred eighty (180) feet, thence North one hundred eighty five (185) feet, thence East one hundred eighty (180) feet to the point of beginning.

***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 grantee, 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: December 19, 2025

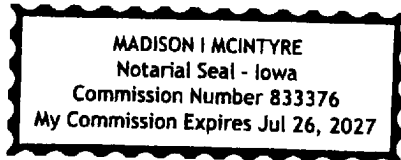
HINZ PROPERTIES, LLC



Solomon Hinz, Manager

STATE OF IOWA, COUNTY OF DELAWARE:

This instrument was acknowledged before me on December 19, 2025, by Solomon Hinz, Manager of Hinz Properties, LLC, an Iowa Limited Liability Company.




Notary Public