

Recorded: 12/30/2025 at 8:01:16.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,423.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 3576

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**Preparer Information:** Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704  
**Taxpayer Information:** DVDE, LLC, 413 2<sup>nd</sup> Ave. NE, Independence, IA 50644  
**Return Document To:** Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

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### **WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, Mid-County II, Corp, an Iowa Corporation, does hereby Convey to DVDE, LLC, an Iowa Limited Liability Company, the following described real estate in Delaware County, Iowa:

**Lot Five (5) of Friedlein Subdivision, a subdivision of Lot Four (4), except the East two hundred (200) feet thereof, of West Commercial Subdivision of part of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) of Section Thirty-one (31), Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 147.**

**\*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.

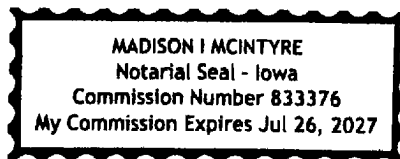
Dated: December 29<sup>th</sup>, 2025

**MID-COUNTY II, CORP**

Tricia R Beatty, Pres/Exec.  
By: Tricia Beatty, President and as Executor  
of the Estate of Michael John Puff on behalf  
of BankIowa

STATE OF IOWA, COUNTY OF BUCHANAN:

This instrument was acknowledged before me on December 29, 2025, by Tricia Beatty, President and as Executor of the Estate of Michael John Puff on behalf of BankIowa.



Madison I McIntyre  
Notary Public