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Date 1/23/2026 Time 1:03:20PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$775.20

**Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA**

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Gudenkauf Trailer Sales, LLC, 1840 275th Street, Manchester, IA 52057

Return Document To: Gudenkauf Trailer Sales, LLC, 1840 275th Street, Manchester, IA 52057

Grantors: Manchester Enterprises, Inc.

Grantees: Gudenkauf Trailer Sales, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Four Hundred Eighty-Five Thousand Dollar(s) and other valuable consideration, Manchester Enterprises, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Gudenkauf Trailer Sales, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot One (1) of MEI South Subdivision a Subdivision of Parcel 2022-129 and Parcel 2022-130 in the NW $\frac{1}{4}$ -NE $\frac{1}{4}$ and the SW $\frac{1}{4}$ -NE $\frac{1}{4}$ Section 6, T88N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2025, Page 3375

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.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: January 16, 2026.

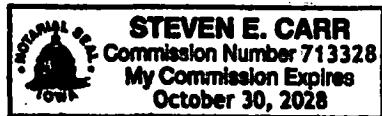
Manchester Enterprises, Inc., an Iowa corporation

By Steve Buesing
Steve Buesing, President

By Shelly Schrader
Shelly Schrader, Secretary

STATE OF IOWA, COUNTY OF DELAWARE

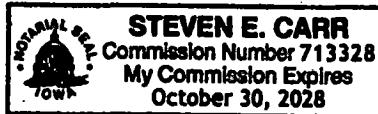
This record was acknowledged before me on January 16, 2026,
by Steve Buesing, as President, of Manchester Enterprises, Inc. a corporation.



SGC
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 21, 2026,
by Shelly Schrader, as Secretary, of Manchester Enterprises, Inc. a corporation.



Sh E Carr
Signature of Notary Public