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County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$2,399.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 634

Recorder's Cover Sheet

Document: **Special Warranty Deed**

Preparer Information: Elizabeth L. Souer
Shuttleworth & Ingersoll, P.L.C.
235 6th Street SE
Cedar Rapids, IA 52401
319-365-9461

Return Document To: Elizabeth L. Souer
Shuttleworth & Ingersoll, P.L.C.
235 6th Street SE
Cedar Rapids, IA 52401

Grantor: **Wall Leasing, LLC**

Grantee: **XL Land Holdings LLC**

Legal Description: **See next page**

**Document or instrument
number of previously
recorded documents:**

ADDRESS TAX STATEMENT TO: XL LAND HOLDINGS LLC, 1086 S. 3rd St., Manchester, IA 52057

SPECIAL WARRANTY DEED

For the consideration of one dollar (\$1.00) and other valuable consideration, Wall Leasing, LLC, an Iowa limited liability company, does hereby convey to XL LAND HOLDINGS LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

See attached Exhibit A

Subject, nevertheless, to easements, restrictions, covenants and conditions of record.

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.

Grantor covenants with Grantee, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by or through the Grantor, except to the extent stated above. Words and phrases in this special warranty deed, including the acknowledgment shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF ~~IOWA~~ Florida
SS:
Lee COUNTY

Dated: March 12th, 2026

WALL LEASING, LLC, AN IOWA LIMITED LIABILITY COMPANY

This instrument was acknowledged before me this 12 day of March, 2026, by Barry McCarthy as Manager of Wall Leasing, LLC, an Iowa limited liability company

By: Stewart J Wall
Stewart, Manager

Barry McCarthy
Notary Public



Barry McCarthy
Comm.: HH 284915
Expires: Oct. 24, 2026
Notary Public - State of Florida

SL 7560815.2

Exhibit A

Parcel K in the South 1/2 of the Southeast 1/4 of Section 32, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, as shown on the Plat of Survey recorded April 12, 2006, in Book 2006, Page 1368 in the Office of the Delaware County Recorder.

AND

Parcel L, part of the South 1/2 of the Southeast 1/4 of Section 32, Township 89 North, Range 5 West and part of the Northeast 1/4 of the Northwest 1/4, Section 5, Township 88 North, Range 5 West all of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to Plat recorded September 18, 2002, in Book 2002, Page 3367, as corrected by affidavit recorded November 8, 2002, in Book 2002, Page 4222.

AND

Parcel C - part of the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 89 North, Range 5 West of the 5th PM, City of Manchester, Delaware County, Iowa, according to the plat recorded July 25, 1995, in Book 7 Plats, Page 147.

EXCEPT

Parcel #1 per Plat of Survey recorded March 23, 2006, in Book 2006 Page 1068 dated March 22, 2006, in the Office of the Delaware County Recorder.

SL 7560815.2