



**Book 2026 Page 1093**

**Document 2026 1093 Type 03 001 Pages 3**

**Date 5/04/2026 Time 10:22:05AM**

**Rec Amt \$17.00 Aud Amt \$5.00**

**Rev Transfer Tax \$1,084.00**

**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:** Dan's Locker, L.L.C., PO Box 103, Manchester, IA 52057

**Return Document To:** Dan's Locker, L.L.C., PO Box 103, Manchester, IA 52057

**Grantors:** Manchester Enterprises, Inc.

**Grantees:** Dan's Locker, L.L.C.

**Legal Description:** See Page 2

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



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Six Hundred Seventy-Eight Thousand Dollar(s) and other valuable consideration, Manchester Enterprises, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Dan's Locker, L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot A, Lot One (1) and Lot Two (2) of Southwest Industrial Park Sixth Subdivision A Subdivision Of Lots 2, 3, 4, 5, & 6 Of Southwest Industrial Park Second Subdivision And Of Lot 4 Of Southwest Industrial Park Fourth Subdivision In The NW<sup>1</sup>/<sub>4</sub>-SW<sup>1</sup>/<sub>4</sub> And SW<sup>1</sup>/<sub>4</sub>-SW<sup>1</sup>/<sub>4</sub> of Section 32 And NE<sup>1</sup>/<sub>4</sub>-SE<sup>1</sup>/<sub>4</sub> And SE<sup>1</sup>/<sub>4</sub>-SE<sup>1</sup>/<sub>4</sub> of Section 31, All In T89N, R5W Of The Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2026, Page 718

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: 5/1/2026

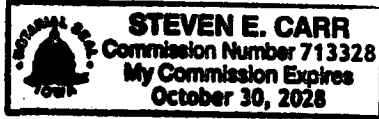
Manchester Enterprises, Inc., an Iowa corporation

By Steve Buesing  
Steve Buesing, President

By Shelly Schrader  
Shelly Schrader, Secretary

STATE OF IOWA, COUNTY OF DELAWARE

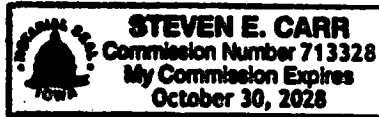
This record was acknowledged before me on May 1, 2026,  
by Steve Busing, as President, of Manchester Enterprises, Inc. a corporation.



Sh E Ca  
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 1, 2026,  
by Shelly Schrader, as Secretary, of Manchester Enterprises, Inc. a corporation.



Sh E Ca  
Signature of Notary Public