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**Date 5/05/2026 Time 10:53:13AM**

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

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

**QUIT CLAIM DEED  
Recorder's Cover Sheet**

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

**Taxpayer Information:** Conscious Beauty, LLC, 1235 200th St, Manchester, Iowa 52057

**Return Document To:** Conscious Beauty, LLC, 1235 200th St, Manchester, Iowa 52057

**Grantors:** Three Bees Properties, LLC

**Grantees:** Conscious Beauty, LLC

**Legal Description:** See Page 2

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



## QUIT CLAIM DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Three Bees Properties, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Quit Claim to Conscious Beauty, LLC, a limited liability company organized and existing under the laws of Iowa, all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

Lots Five Hundred Fifteen (515), Five Hundred Sixteen (516) and Five Hundred Seventeen (517), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284;

AND


That part of the North East Quarter of North West Quarter of Section 32, Township 89 North, Range 5, described as commencing at a point on North line of Lot 515, in the City of Manchester, Iowa, where the South line of Main Street intersects with the top edge of the bluff running along the West side of the Maquoketa River in said city, and running thence South Easterly along the top edge of the bluff and along the Easterly side of Lots 515, 570 and Delaware Street in the City of Manchester to the North West corner of Lot 572 said City of Manchester, Iowa, thence running North to the center of the channel of the Maquoketa River, thence North Westerly along the center of the channel of said Maquoketa River to the South line of Main Street in said City, thence West along the South line of Main Street to the point of beginning, except however that part deeded to the State of Iowa in Deed appearing of record in Book 14, Page 87, and described as commencing at the North West corner of Lot 515 in the City of Manchester, Iowa, thence East 19.2 feet along the North line of said Lot 515 to the place of beginning, thence East 280.4 feet to center line of Maquoketa River, thence South 27° East 22.45 feet along the center line of said river, thence West 280.4 feet, thence North 27° East 22.45 feet to place of beginning. Also commencing at the North West corner of Lot 635 in the City of Manchester, Iowa, which point is also the top edge of the bluff, thence North to the center of the channel of the Maquoketa River, thence Westerly and North Westerly along the center of the said channel to a point directly North of the North East corner of Lot 571, City of Manchester, Iowa, thence South to North East corner of said Lot 571, thence Easterly and South Easterly along the top edge of the bluff and the North line of Fourth Street in City of Manchester, Iowa, to beginning, except however all right and privileges to the ice on said river in said described premises

**This deed is exempt according to Iowa Code 428A.2(21).**

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: May 1, 2026.

Three Bees Properties, LLC, an Iowa limited liability company

By   
Matthew D. Drees, Member

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 1, 2026, by Matthew D. Drees, as Member, of Three Bees Properties, LLC a limited liability company.

  
Signature of Notary Public

