

Recorded: 5/28/2026 at 2:33:34.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$579.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1419

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

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926

Taxpayer Information: CCR Hall Properties LLC, 12716 Vino Dr., Fort Worth, TX 76126

Return Document To: CCR Hall Properties LLC, 12716 Vino Dr., Fort Worth, TX 76126

Grantors: Dyersville Industries, Inc.

Grantees: CCR Hall Properties LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, Dyersville Industries, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to CCR Hall Properties LLC, a limited liability company organized and existing under the laws of Texas, the following described real estate in Delaware County, Iowa:

Parcel 2026-26 In Part Of Lot 2 In 20 West Industrial Center Seventh Addition,
City of Dyersville, Delaware County, Iowa, according to plat recorded in Book
2026, Page 985

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.

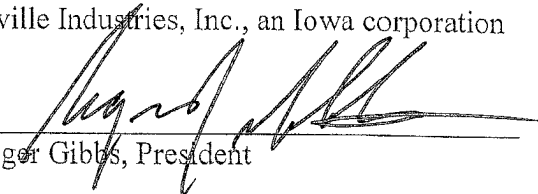
The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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: 5/28/26.

Dyersville Industries, Inc., an Iowa corporation

By

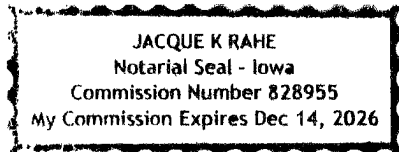

Roger Gibbs, President

By


Dan Tauke, Secretary

STATE OF IOWA, COUNTY OF DUBUQUE

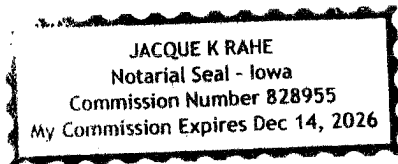
This record was acknowledged before me on May 28 2026,
by Roger Gibbs, as President, of Dyersville Industries, Inc. an Iowa corporation.



Jacquie K Rahe
Signature of Notary Public

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on May 28, 2026,
by Dan Tauke, as Secretary, of Dyersville Industries, Inc. an Iowa corporation.



Jacquie K Rahe
Signature of Notary Public