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Date 7/16/2026 Time 9:59:11AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$157.60

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

Nick Sailer

**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: Kevin Heims, 36893 Hilton Road, Edgewood, IA 52402

Return Document To: Kevin Heims, 36893 Hilton Road, Edgewood, IA 52402

Grantors: A to Z Snacks, Inc

Grantees: Kevin Heims

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ninety-Nine Thousand Dollar(s) and other valuable consideration, A to Z Snacks, Inc, a corporation organized and existing under the laws of Iowa, does hereby Convey to Kevin Heims, the following described real estate in Delaware County, Iowa:

That part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) and of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Twenty Seven (27), Township Ninety (90) North, Range Six (6), West of the Fifth P.M. described as commencing at a point sixty six and twenty four hundredths (66.24) feet South of the Southwest corner of Lot Twelve (12), Block One (1), Dundee, Iowa, according to plat recorded in Book 1 Plats, Page 34, thence South 85° 09' 45" East one hundred forty and eighty six hundredths (140.86) feet to the point of beginning, thence South seventy nine and ninety two hundredths (79.92) feet, thence South 85° 45' 50" East one hundred twenty and sixty nine hundredths (120.69) feet, thence North 0° 13' 50" East seventy eight and sixty seven hundredths (78.67) feet, thence North 85° 09' 45" West one hundred twenty and forty seven hundredths (120.47) feet to the point of beginning.

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: July 16, 2026

A to Z Snacks, Inc, an Iowa corporation

By Janice A. Monzingo President
Janice Monzingo, President
Monzingo

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 16, 2026, by Janice Monzingo, as President, of A to Z Snacks, Inc a corporation.
Monzingo

Nick A. Sailer
Signature of Notary Public

