

Recorded: 9/4/2026 at 3:39:22.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$2,357.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2614

Prepared by: Matthew G. Barnd P.O. Box 2804 (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Return to: Rita L. Feikema, Honigman LLP, 321 N. Clark St., Ste. 500, Chicago, IL 60654
Address tax statement: Cave Enterprises, Attn. Adam Verlarde, 1624 W. 18th St., Chicago, IL 60608

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Beaton Holding Company, L.C., an Iowa limited liability company, does hereby convey to JHGV Three LLC, an Illinois limited liability company, the following described real estate located in Delaware County, Iowa:

REAL PROPERTY IN THE CITY OF MANCHESTER, COUNTY OF DELAWARE, STATE OF IOWA, DESCRIBED AS FOLLOWS:

LOT 2, BEATON SUBDIVISION, A PART OF O'CONNELL-BOREN SUBDIVISION, IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

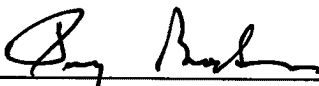
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The Grantor hereby covenants with Grantee, 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.

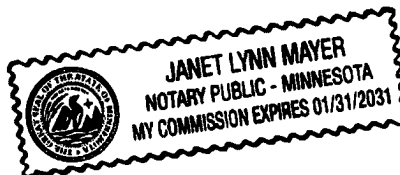
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

BEATON HOLDING COMPANY, L.C.

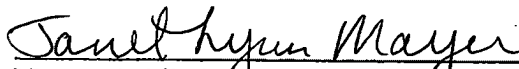
Dated: 8/28, 2026

By: 
Perry Beaton, Manager

STATE OF Minnesota)
COUNTY OF Crow Wing) ss:



This instrument was acknowledged before me on 28th, August, 2026, by Perry Beaton, as Manager of Beaton Holding Company, L.C.


Notary Public in and for said State

Printed Name: Janet Lynn Mayer

Commission Expiration: 01/31/2031