



Book 2026 Page 2663
 Document 2026 2663 Type 03 001 Pages 1
 Date 9/14/2026 Time 10:56:21AM
 Rec Amt \$7.00 Aud Amt \$5.00
 Rev Transfer Tax \$159.20

Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

Prepared by and return to: Jeffrey E. Clements, #AT0001531, 15516 N Tradewind Dr, Unit 2, Spirit Lake IA 51360,
 Telephone: (563)422-3545; email: jclements12@msn.com
 Address tax statement: Black 19, LLC, 4001 Tamiami Trail N, Suite 404, Naples FL 34103

WARRANTY DEED

For the consideration of One and 00/100-----Dollar(s) and other valuable consideration, **BR Express 1, LLC** hereby conveys to **Black 19, LLC**, the following described real estate in Delaware County, Iowa:

Unit 3 and the undivided 8.12% interest in the land and common elements appurtenant to said Unit, in "Franklin Place, A Condominium", according to Declaration Of Submission Of Property To Horizontal Property Regime For Franklin Place, A Condominium, recorded in Book 4 Misc., Page 16; same being located on part of Lots One Hundred Forty Two (142) and One Hundred Forty Three (143), Manchester, Iowa, according to plat recorded in Book H L.D., Pages 186-188

This deed is given in full satisfaction of the contract recorded April 29, 2026 in Book 2026 at Page 1039.

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.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that she 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 grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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 this 16 day of April, 2026.

GRANTOR:
BR Express 1, LLC

By: [Signature]
 Jonathan Malinas, Sole Manager and Member.

STATE OF NY, COUNTY OF King, ss.

This instrument was acknowledged before me on the 16 day of April, 2026, by Jonathan Malinas, as Sole Manager and Member of BR Express 1, LLC.

Joseph Katzoff
 Notary Public State of NY
 Qualified in Kings County
 No. 01KA6013359
 Commission Expires Sept. 14 2026

Notary Public

[Signature]