



Book 2026 Page 2664

Document 2026 2664 Type 03 001 Pages 2

Date 9/14/2026 Time 10:58:00AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$135.20

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

Prepared by: Jeffrey E. Clements, #AT0001531, 15516 N Tradewind Dr, Unit 2, Spirit Lake IA 51360; Telephone: (563)422-3545; email: jclements12@msn.com

Return to and Address tax statement: Black 21, LLC, 2001 Duncan Avenue, Chattanooga TN 37404

WARRANTY DEED

For the consideration of One and 00/100-----Dollar(s) and other valuable consideration, **Black 19, LLC**, hereby conveys to **Black 21, LLC**, an Iowa Limited Liability Company, 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

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 31 day of August, 2026.

GRANTOR

Black 19, LLC

By: 

Brent A. Johnson, Chief Manager

STATE OF IOWA, COUNTY OF _____, ss:

This instrument was acknowledged before me on the _____ day of _____, 2026, by Brent A. Johnson as Chief Manager of Black 19, LLC.

Notary Public

**SEE NOTARIAL
CERTIFICATE ATTACHED**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

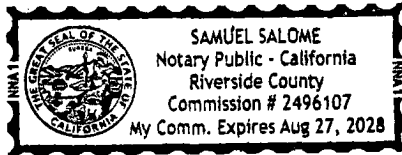
State of California)

County of Riverside)On 8/31/2026 before me, Samuel Salome, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared Brent A. Johnson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Warranty Deed
Document Date: 8/31/2026 Number of Pages: 1
Signer(s) Other Than Named Above: N/A**Capacity(ies) Claimed by Signer(s)**Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____