



Book 2026 Page 2691

Document 2026 2691 Type 03 001 Pages 1

Date 9/15/2026 Time 11:31:53AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$453.60

**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: Sunset Motel Advisers, LLC, PO Box 190170, Brooklyn, NY 11219

WARRANTY DEED

For the consideration of One and 00/100-----Dollar(s) and other valuable consideration, **Community Savings Bank**, an Iowa banking corporation, hereby conveys to **Sunset Motel Advisers, LLC**, the following described real estate in Delaware County, Iowa:

Lot Four A (4A) of the Subdivision of Lot Four (4) of Friedlein Subdivision, a Subdivision of Lot Four (4), Except the East Two Hundred (200) Feet thereof, of West Commercial Subdivision of Part of the Northwest Quarter of the Northeast Quarter (NW ¼ - NE ¼) of Section Thirty-One (31), Township Eighty- Nine (89) North, Range Five (5) West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, according to Plat recorded in Book 8 Plats, Page 147; Also Lot Three B (3B) of the subdivision of Lot 3 of Friedlein Subdivision, Section 31, T89 N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa

This deed is given in full satisfaction of the contract recorded June 15, 2011, in Book 2011 at Page 1943, as assigned by assignment recorded September 16, 2020, in Book 2020, at Page 3181.

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 §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 1ST day of September, 2026.

GRANTOR:
Community Savings Bank

Total paid: \$365,000.00

*Paid for personal property: \$81,389.46

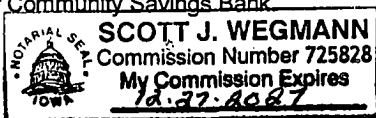
Paid for real property: \$283,610.54

By: _____

Lucas S. Brady, President

STATE OF IOWA, COUNTY OF Delaware ss.

This instrument was acknowledged before me on the 1ST day of September 2026, by Lucas S. Brady as President of Community Savings Bank.



Notary Public