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Rev Transfer Tax \$287.20

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, **Sunset Motel Advisers, LLC** hereby conveys to **Black 19, 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 April 29, 2026 in Book 2026 at Page 1028.

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 Aug, 2026.

GRANTOR:
Sunset Motel Advisers, LLC

By: Jonathan Malinas
 Jonathan Malinas, Sole Manager and Member

STATE OF IY, COUNTY OF KY, ss.

This instrument was acknowledged before me on the 31 day of Aug, 2026, by Jonathan Malinas, as Manager and Sole Member of Sunset Motel Advisers, LLC.

Notary Public

JOSEPH KATZOFF
NOTARY PUBLIC STATE OF NY
QUALIFIED IN KINGS COUNTY
NO. 01KA6013359
COMMISSION EXPIRES SEPT 14 2026