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Date 9/16/2026 Time 2:40:56PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$143.20

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

**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Denise Hart-Pesek, 1613 330th Street, Coggon, IA 52218

Return Document To: Denise Hart-Pesek, 1613 330th Street, Coggon, IA 52218

Grantors: Tender Heart Preschool Center, LLC, an Iowa Limited Liability Company

Grantees: Denise Hart-Pesek

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ninety Thousand Dollar(s) and other valuable consideration, Tender Heart Preschool Center, LLC, an Iowa Limited Liability Company, organized and existing under the laws of Iowa, does hereby Convey to Denise Hart-Pesek, the following described real estate in Delaware County, Iowa:

The North one-half (N½) of Lot Three Hundred Eleven (311), and the East ten (10) feet of the North one-half (N½) of Lot Three Hundred Twelve (312), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284

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 grantees, 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.

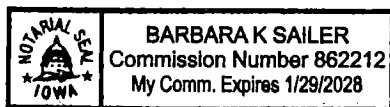
Dated: 9-15-26.

Tender Heart Preschool Center, LLC, an Iowa
Limited Liability Company

By Amy Heims
Amy Heims, Member

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 9-15-26,
by Amy Heims, as Member, of Tender Heart Preschool Center, LLC, an Iowa Limited Liability Company.



Barbara K Sailer
Signature of Notary Public