Book 2007 Page 2686

Document 2007 2686 Type 06 011 Pages 2
Date 8/20/2007 Time 2:11:18PM
Rec Amt $12.00
Rev Transfer Tax $79.20
Rev Stamp# 42 DOV# 356

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

BILL OF SALE

THE IOWA STATE BAR ASSOCIATION
Official Form No. 117
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)

Nancy Tjaden
26492 212th Street
Manchester, Iowa 52057

Return Document To: (Name and complete address)

Nancy Tjaden
26492 212th Street
Manchester, Iowa 52057

Grantors:

Carole J. Martinsen

Grantees:

Nancy Tjaden

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2005
IOWADOCS®

BILL OF SALE

For the consideration of $50,000.00 Dollar(s) and other valuable consideration, Carole J. Martinsen ("Seller") does hereby sell, transfer and assign to Nancy Tjaden ("Buyer") the following described personal property located in Delaware County, State of IOWA:

Building on leased land (housing the Pizza Place Restaurant business) located on Lot 117 and a portion of Hollywood Ave. of Clair-View Acres in Delhi, Iowa, in Sections Twenty three (23) and Twenty six (26) in Milo Township, Delaware County, Iowa, according to Plat recorded in Book 2, Plats, Page 200 and also described as Parcel L part of Lot 117 and part of Hollywood Ave. of Clair-View Acres in Sections Twenty three (23) and Twenty six (26), Township Eighty Eight (88) North, Range Five (5), West of the 5th P.M., Delaware County, Iowa.

Seller hereby covenants with Buyer that Seller is the owner of said personal property, that Seller has good and lawful authority to sell, transfer, and assign the same and that the same is free and clear of all liens, security interests and encumbrances except as may be above stated; and Seller covenants to warrant and defend said personal property against the lawful claims of all persons except as may be above stated.

SELLER HEREBY SELLS, TRANSFERS AND ASSIGNS SAID PERSONAL PROPERTY IN "AS IS" CONDITION. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE IN REGARD TO SAID PERSONAL PROPERTY ARE HEREBY EXCLUDED. THERE ARE NO WARRANTIES OF FITNESS WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as the appropriate gender, according to the content.

Dated: August ~~July~~ 20, 2007

Carole J. Martinsen (Seller)

Nancy Tjaden (Buyer)

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2007

STATE OF IOWA COUNTY OF DELAWARE

This instrument was acknowledged before me on August 20, 2007, by, Carole J. Martinsen

, Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This instrument was acknowledged before me on August 23, 2007, by Nancy Tjaden as of

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2007

, Notary Public

© The Iowa State Bar Association 2005
IOWADOCS