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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

2007-403

# BILL OF SALE

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

**Preparer Information:** (Name, address and phone number)
William D. Werger, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** (Name and complete address)
Gunder Road Lodging, LLC 1020 W. Main Street Manchester, Iowa 52057

**Return Document To:** (Name and complete address)
Gunder Road Lodging, LLC 1020 W. Main Street Manchester, Iowa 52057

**Grantors:**
~~XXXXXXXXXXXX~~

IRON HORSE INN OF MANCHESTER INC

**Grantees:**
~~XXXXXXXXXXXX~~

GUNDER ROAD LODGING LLC

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

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# BILL OF SALE

For the consideration of ONE Dollar(s) and other valuable consideration, Iron Horse Inn of Manchester, Inc. ("Seller") does hereby sell, transfer and assign to Gunder Road Lodging, LLC ("Buyer") the following described personal property located in Delaware County, State of Iowa:

Advertising sign on leased land -XXXXXXXXXXXXXXXXXXXXXXXX

**PT NWNW 7-88-5 PARCEL # 240-07-00-001-19**

**EXEMPTION # 10**

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: 7-26-07

Dennis Gudenkauf, President (Seller)

Sushil Upadhyay, Manager (Buyer)

STATE OF IOWA COUNTY OF DELAWARE

This instrument was acknowledged before me on July 26, 2007, by, Dennis Gudenkauf, President OF IRON HORSE INN OF MANCHESTER INC

LORI L. DREES
Commission Number 729188
My Commission Expires
7-28-10

Lori L. Drees, Notary Public

STATE OF Iowa, COUNTY OF Buchanan

This instrument was acknowledged before me on 08/23/2007,
by Sushil Upadhyay, manager
as Manager
of GUNDER ROAD LODGING LLC.

JULIE SCHMIDT
Commission Number 170068
My Commission Expires
6-29-08

Julie Schmidt, Notary Public

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