Entered for taxation 7 day
of January A.D., 2010
Carla Becker, Auditor
By PHargraten, Deputy
Parcel # 631-33-10-018.00

S-207

Book 2010 Page 37

Document 2010 37 Type 03 001 Pages 3
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TYPE OF DOCUMENT:

Warranty Deed

PREPARER INFORMATION:

Moss, Barnett, A Professional Association
Mitchell H. Cox, Esq.
4800 Wells Fargo Center, 90 South 7th Street
Minneapolis, MN 55402
(612) 347-0300

TAXPAYER INFORMATION:

Joseph Speltz
340 Burnes Drive
Hopkins, MN 55343

Env

RETURN DOCUMENT TO:

First American Title Insurance Company
National Commercial Services
Jim Erickson/Chanthou Hien
NCS-418433-MPLS
1900 Midwest Plaza, 801 Nicollet Mall
Minneapolis, MN 55402
612-305-2000

GRANTOR: Marcia A. Cooper and Timothy D. Cooper
GRANTEE: J&J II, LLC

LEGAL DESCRIPTION: See Page 2

BOOK AND PAGE REFERENCE: N/A

Prepared By ~~and Return to:~~
Mitchell H. Cox, Esq.
Moss & Barnett, A Professional Association
4800 Wells Fargo Center, 90 South 7th Street
Minneapolis, Minnesota

Address Tax Statements To: Joseph Speltz, 340 Burnes Drive, Hopkins, MN 55343

WARRANTY DEED
(Husband and Wife to LLC)

KNOW ALL MEN BY THESE PRESENCE THAT:

FOR VALUABLE CONSIDERATION OF One and No/100 Dollars ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Marcia A. Cooper and Timothy D. Cooper, wife and husband (hereinafter referred to as "Grantors"), do hereby convey to J&J II, LLC, a limited liability company organized under the laws of the State of Minnesota (hereinafter "Grantee"), the following described real estate, together with all improvements located thereon, lying in the County of Delaware, State of Iowa:

Lots Eleven (11) and Twelve (12) of A. Love's Addition to Manchester, Iowa,** and that portion of the vacated alley abutting Lots Eleven (11) and Twelve (12), A. Love's Addition to Manchester, Iowa, on the South described as commencing at the Southwest corner of said Lot Eleven (11), thence South twenty (20.0) feet, thence East one hundred thirty two (132.0) feet, thence North twenty (20.0) feet to the Southeast corner of Lot Twelve (12), this being the West line of Bailey Drive, thence West one hundred thirty two (132.0) feet to the point of beginning, all in the City of Manchester, Delaware County, Iowa.

**Plat recorded in Book 1 Page 19.

TO HAVE AND TO HOLD unto Grantee, and unto Grantee's successors in interest forever, with all appurtenances thereunto belonging.

GRANTORS and Grantors' heirs and personal representatives, executors and assigns forever hereby covenant with Grantee and its successors in interest, that the Grantors hold the real estate by title in fee simple; that they have 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 Grantors covenant 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 acknowledgments hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

WITNESS, Grantors' hands this the 30 day of December, 2009

GRANTORS:

Marcia A. Cooper

Timothy D. Cooper

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

On this 11th day of DECEMBER, 2009, before me, a Notary Public, personally appeared Marcia A. Cooper and Timothy D. Cooper, wife and husband, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

OFFICIAL SEAL
ASHISH BARIA
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires March 21, 2011

Notary Public

Print Name: ASHISH BARIA

My Commission Expires: 3/21/2011

(SEAL, IF ANY)