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Carla H. Becker, Auditor
By [illegible] Deputy

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Rev Transfer Tax $628.00
Rev Stamp# 301 DOV# 309

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Warranty Deed

(Corporate/Business Entity Grantor)
THE IOWA STATE BAR ASSOCIATION
Official Form #335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Richard L. Fehseke III, Fehseke & Gray Law Offices, 1023 Avenue G, Fort Madison, IA 52627, (319) 372-7181

Taxpayer Information: (Name and complete address)
Hawk Nation Enterprises, LLC, 907 W. Main Street, Ste. 2, Manchester, IA 52057

Return Document To: (Name and complete address)
Hawk Nation Enterprises, LLC, 907 W. Main Street, Ste. 2, Manchester, IA 52057

Grantors:
Property Partners, LLC

Grantees:
Hawk Nation Enterprises, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of $393,000.00 Dollar(s) and other valuable consideration, Property Partners, LLC,

a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to Hawk Nation Enterprises, LLC the following described real estate in Delaware County, Iowa:

See attached Exhibit A

REVENUE STAMP - $628.00

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: 8-31-2015

Property Partners, LLC,
a(n) limited liability company

By Tammi S Kircher
Tammi S. Kircher, Manager

By _____
_____, _____

STATE OF IOWA, COUNTY OF LEE

This record was acknowledged before me on this 31st day of August, 2015, by Tammi S. Kircher as Manager of Property Partners, LLC.

ALISON M. KASS
Commission Number 729117
My Commission Expires
June 23, 2016

Alison M Kass
Signature of Notary Public

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Legal Description
Hawk Nation Enterprises, LLC

The North ninety five (95.0) feet of Lot Four Hundred Seventy Eight (478), Lot Four Hundred Seventy Nine (479) except the South twenty (20.0) feet of the East fourteen (14.0) feet thereof, and Lots Four Hundred Eighty (480), Four Hundred Eighty One (481), Four Hundred Eighty Two (482), Five Hundred Six (506) and Five Hundred Seven (507), and the West fifty two (52.0) feet of Lot Five Hundred Eight (508), and that part of Ninth Street lying between Lots Four Hundred Eighty One (481) and Four Hundred Eighty Two (482), and the alley lying between the West fifty two (52.0) feet of Lot Four Hundred Seventy Nine (479) and the West fifty two (52.0) feet of Lot Five Hundred Eight (508), and the alley lying between Lots Four Hundred Eighty (480) and Four Hundred Eighty One (481) and Lots Five Hundred Six (506) and Five Hundred Seven (507) all being vacated lots, streets and alleys in the City of Manchester, Iowa; and a tract of land described as commencing at the Southwest corner of said Lot Four Hundred Eighty Two (482) and running thence South twenty (20.0) feet, thence East one hundred thirty two (132.0) feet to the Northwest corner of Lot Five Hundred Six (506), thence North twenty (20.0) feet to the Southwest corner of Lot Four Hundred Eighty One (481), thence West one hundred thirty two (132.0) feet to the point of beginning, all in the City of Manchester, Iowa.