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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
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)
JT's Storage, L.L.C., 153 Delhi Rd, Manchester, IA 52057

Return Document To: (Name and complete address)
JT's Storage, L.L.C., 153 Delhi Rd, Manchester, IA 52057

Grantors:
James B. Harbach a/k/a James Harbach

Grantees:
JT's Storage, L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 101	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, James B. Harbach a/k/a James Harbach, a single person do hereby Convey to JT's Storage, L.L.C. the following described real estate in Delaware County, Iowa:

That part of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at the Northeast corner of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), and running thence West on the North line of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) a distance seven hundred (700.0) feet, thence South two hundred eighty five (285.0), thence East two hundred twenty (220.0) feet to the point of beginning, thence North fifty (50.0) feet, thence East fifty (50.0) feet, thence South fifty (50.0) feet, thence West fifty (50.0) feet to the point of beginning.

-AND-

Parcel G in Lot 25 of Empire Estates Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 191.

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated September 22, 2015

James B. Harbach a/k/a James Harbach (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 22nd day of September, 2015, by James B. Harbach a/k/a James Harbach, a single person.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

Signature of Notary Public

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