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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information:
Gary L. Mick, 318 S. River Park Dr., P.O. Box 609, Guttenberg, IA 52052-0609,
Phone: (563) 252-1733

Taxpayer Information:
James B. Harbach: 945 E. Main Street; Manchester, IA 52057

Return Document To:
Thomas J. Hanson: 401 E. Main Street; Manchester, IA 52057

Grantors: ROSE KANN REAL ESTATE, LLC.

Grantees: JAMES B. HARBACH

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of ONE Dollar(s) and other valuable consideration, ROSE KANN REAL ESTATE, LLC., a Limited Liability Company organized and existing under the laws of Iowa, does hereby convey to JAMES B. HARBACH the following described real estate in Delaware County, Iowa:

Parcel 2015-76 Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE ¼), Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, and Parcel 2015-77 Part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE 1/4), Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, according to Amended Plat of Survey recorded in Book 2015, Page 2044.

Together with all the Grantor's right, title and interest in and to a permanent access easement over and across the North 50 feet of the following described real estate as reserved in Warranty Deed recorded in Book 126, L.D., Page 193 of the records of the Delaware County Recorder: That part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-one (31), Township 89 North, Range 5, West of the Fifth P.M., Delaware County, Iowa, described as commencing at the North Quarter corner of said Section 31, thence North 89° 59' 00" East along the North line of Section 31, 1317.80 feet, thence South 0° 07' 16" East 80.13 feet to the South highway right of way line, the point of beginning; thence South 0° 07' 16" East along the West line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section 31, 692.50 feet to the North line of an easement, thence North 89° 59' 00" East along the North line of said easement 205.33 feet, thence North 0° 07' 16" West 692.50 feet, thence South 89° 59' 00" West along the South highway right of way line 205.33 feet to the point of beginning. Said parcel containing 3.26 acres. The North line of Section 31 is assumed to bear North 89° 59' 00" East.

The undersigned states that ROSE KANN REAL ESTATE, LLC is a Manager managed LLC, and this conveyance is in the ordinary course of ROSE KANN REAL ESTATE, LLC's business. It is signed pursuant to the authority granted in the Articles of Organization by the Manager of ROSE KANN REAL ESTATE, LLC.

The grantor hereby covenants with grantee, 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: 9/30/15

ROSE KANN REAL ESTATE, LLC., Grantor

By Rose Kann

Rose Kann, Manager

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me this 30th day of September, 2015, by Rose Kann as Manager of ROSE KANN REAL ESTATE, LLC.

Patricia J. Jones

Signature of Notary Public

PATRICIA J JONES
Commission Number 204812
My Commission Expires
10-10-18