Entered for taxation 1st day
of February AD 2016
Carla K. Boeckle, Auditor
By S. Hibbard, Deputy

Book 2016 Page 229

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Env.
Mr. Brad J. Heying
Kane Werby + Reddick PC
2100 Asbury Road Ste 2
Dubuque, IA 52001

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)
Stephen J. Juergens, 200 Security Building, 151 West 8th Street, Dubuque, IA 52001, (563) 556-4011

Taxpayer Information: (Name and complete address)
Riverdream Properties, LLC, 2255 Kerper Blvd., Suite 2, Dubuque, IA 52001

Return Document To: (Name and complete address)
Riverdream Properties, LLC, 2255 Kerper Blvd., Suite 2, Dubuque, IA 52001

Grantors:
Royal Oaks Development Corporation

Grantees:
Riverdream Properties, LLC

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. 335	Stephen J. Juergens	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Royal Oaks Development Corporation, an Iowa corporation organized and existing under the laws of Iowa does hereby Convey to Riverdream Properties, LLC the following described real estate in Delaware County, Iowa:

Lots Three (3) and Four (4) of Manchester West Commercial Subdivision of Parcel C and the East 1/2 Fr'l NE 1/4 Except Highway R.O.W. in Section 1-T88N-R6W, City of Manchester, Delaware County, Iowa, according to Plat recorded in Book 2013, Page 4005

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: January 22, 2016

Royal Oaks Development Corporation,
an Iowa corporation

By _____
A. J. Spiegel, President

By _____
_____, _____

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on this 22nd day of January, 2016,
by A. J. Spiegel
as President
of Royal Oaks Development Corporation.

_____
Signature of Notary Public

STEPHEN J. JUERGENS
COMMISSION NO. 208367
MY COMMISSION EXPIRES
JANUARY 19, 2016

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