Entered for taxation 1st day
of August AD 2016
Carla K. Baker, Auditor
By D. Hildebrand Deputy

Book 2016 Page 1961

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(CORPORATE GRANTOR)

THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
A.J. Flickinger, 316 1st St. East, Independence, IA 50644, Phone: (319) 334-6061

Taxpayer Information: (Name and complete address)
Three Rivers FS Company, 1200 Field of Dreams Way, Dyersville, IA 52040

Return Document To: (Name and complete address)
Three Rivers FS Company, 1200 Field of Dreams Way, Dyersville, IA 52040

Grantors:
Nancy's Pit Stop Inc.

Grantees:
Three Rivers FS Company

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of ONE (1.00) Dollar(s) and other valuable consideration, Nancy's Pit Stop Inc. a corporation organized and existing under the laws of Iowa does hereby Convey to Three Rivers FS, Company the following described real estate in Delaware County, Iowa:

Lot 1 of Sauser's 3rd Additon in the City of Ryan, located in the Fractional NW¼-NW¼ of Section 18, Township 87 North, Range 5 W, Delaware County, Iowa, as described in the plat recorded in Book 2014, Page 3000 of the Delaware County Records.

The Corporation 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 on July 27, 206.

Nancy's Pit Stop Inc., a(n) a(n) Iowa corporation

By Paul Yearous
Paul Yearous, President

By Annette Yearous
Annette Yearous, Secretary

STATE OF IOWA, COUNTY OF Buchanan

This record was acknowledged before me on July 27, 2016, by Paul Yearous as President of Nancy's Pit Stop Inc.

Alanson J. Flickinger
Signature of Notary Public

ALANSON J. FLICKINGER
Commission Number 113007
My Commission Expires
December 10, 2016

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STATE OF IOWA, COUNTY OF Buchanan

This record was acknowledged before me on 7-27-16, by Annette Yearous

as Secretary

of Nancy's Pit Stop Inc.

MARIA E. DELAGARDELLE
Commission Number 768650
My Commission Expires
June 29, 2017

Maria E. Delagardelle
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____

of _____

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____

of _____

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____

of _____

_____
Signature of Notary Public