Env. Fidelity Bank & Trust
PO Box 227
Dyersville, IA
52040

Entered for taxation 23rd day
of August AD 2016
Cindy Becker, Auditor
By PHildebrand, Deputy

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY: Wesley B. Huisinga, Shuttleworth & Ingersoll, P.L.C., P.O. Box 2107, Cedar Rapids, IA 52406-2107, Ph. (319) 365-9461
Return to: Attn: Brad Mills, Mills Manufacturing Company, 405 E. Margaret St, Earlville, IA 52041

ADDRESS TAX STATEMENT TO: Mills Manufacturing Company, 405 E. Margaret St, Earlville, IA 52041

WARRANTY DEED

For the consideration of one dollar ($1.00) and other valuable consideration, Fidelity Bank & Trust, does hereby convey to Mills Manufacturing Company, an Iowa corporation, the following described real estate in Delaware County, Iowa:

The Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Twenty Five (25), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., except that part that lies within thirty three (33) feet of the centerline of former U.S. Highway 20, now Margaret Street, and also except Parcel A part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼), Section Twenty-Five (25), Township Eighty-Nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2005, Page 1380.

Subject, nevertheless, to easements, restrictions, covenants and conditions of record.

This Deed is given in full satisfaction of a Real Estate Contract between Fidelity Bank & Trust, and Mills Manufacturing Company, filed with the Delaware County Recorder on April 17, 2014 in Book 2014 Page 868, of the records of that office and, therefore, is exempt from declaration of value and groundwater hazard statement requirements pursuant to Iowa Code Section 428A.2(1).

The Grantor does hereby covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that Grantor 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 grantor 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, and as masculine or feminine gender, according to the context.

STATE OF IOWA, Dubuque COUNTY) ss:

This instrument was acknowledged before me this 2nd day of August, 2016, by Randy J. Ludwig, as Market President, of Fidelity Bank & Trust.

Notary Public

NATHAN FREEZE
Commission Number 712045
MY COMMISSION EXPIRES
8-16-19

Dated: August 2, 2016

FIDELITY BANK & TRUST

By: Randy J. Ludwig
Randy J. Ludwig, Market President