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Carla K. Becker, Auditor
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 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)
Aunt Emmy's, L.L.C., 1749 Honey Creek Road, Manchester, IA 52057

Return Document To: (Name and complete address)
Aunt Emmy's, 1749 Honey Creek Road, Manchester, IA 52057

Grantors:
Sebeny Enterprises, LLC

Grantees:
Aunt Emmy's, L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $100,000.00 Dollar(s) and other valuable consideration, Sebeny Enterprises, LLC, an Iowa Limited Liability Company do hereby Convey to Aunt Emmy's, L.L.C. the following described real estate in Delaware County, Iowa: That part of Lots Ninety (90) and Ninety One (91), Manchester, Iowa, according to plat recorded in Book H L.D., Page 186, described as commencing fifty nine (59) feet South of the Northeast corner of said Lot Ninety One (91), and running thence West one hundred twelve (112) feet, thence South twenty three and one-half (23½) feet, thence East one hundred twelve (112) feet, thence North twenty three and one-half (23½) feet to the place of beginning.

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 on December 30, 2016.

Sebeny Enterprises, LLC

Michael J. Sebeny - Sole Member and Manager (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on Dec 30, 2016, by Michael J. Sebeny - Sole Member & Mananger of Sebeny Enterprises, LLC.

THOMAS J HANSON
Commission Number 115040
My Commission Expires
September 22, 2019

Signature of Notary Public

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