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Carlah Becker, Auditor
By D. Hildebrand, Deputy

Book 2017 Page 430

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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: (Name, address and phone number)
Brian J. Kane, 2100 Asbury Rd, Ste 2, Dubuque, IA 52001, (563) 582-7980

Taxpayer Information: (Name and complete address)
Kluesner Real Estate, LLC, 1007 1st Avenue NW, Farley, IA 52046

Return Document To: (Name and complete address)
Kluesner Real Estate, LLC, 1007 1st Avenue NW, Farley, IA 52046

Grantors:
Dyersville Ready Mix Co., Inc.

Grantees:
Kluesner Real Estate, LLC

Legal description:

Document or instrument number of previously recorded documents:

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WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of ten ($10.00) Dollar(s) and other valuable consideration, Dyersville Ready Mix Co., Inc., a(n) business corporation organized and existing under the laws of Iowa does hereby Convey to Kluesner Real Estate, LLC

the following described real estate in Delaware County, Iowa:
See 1 in Addendum

Grantee, and its successors in interest, transferees and assigns, shall not use or permit the use of the ready mix plant, or any part thereof, on the Real Estate, for any commercial or other purpose, directly or indirectly, for the production of concrete and shall not sell, assign or otherwise transfer such ready mix plant to any one for use for such purpose within 100 miles of any existing concrete plant of Grantor for a period of 21 years from and after the recording of this warranty deed. This covenant shall run with the land.

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 on 1/30/17.

Dyersville Ready Mix Co., Inc., a(n) Iowa business corporation

By _____
Tony A. Thier, President

By _____

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 1/30/2017, by Tony A. Thier as President of Dyersville Ready Mix Co., Inc.

NOTARIAL SEAL IOWA
TARA M. McSHANE
Commission Number 746469
My Commission Expires
4-18-2019

Tara M. McShane
Signature of Notary Public

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Addendum

1. Lots Seven Hundred Seventy (770), Seven Hundred Seventy One (771), Seven Hundred Seventy Two (772), Seven Hundred Seventy Three (773), Seven Hundred Eighty Three (783), Seven Hundred Eighty Four (784), Seven Hundred Eighty Five (785) and Seven Hundred Eighty Six (786) in Manchester, Iowa, according to plat recorded in Book I L.D., Page 284; also the vacated portion of Warren Street, which is all that portion of Warren Street which lies East of South Third Street; also a parcel of land lying on the Southerly side of station ground located in the Northwest Quarter (NW) of Section Thirty-Two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as beginning at the point of intersection of the Illinois Central Railroad Company's Southerly property line and the East line of Third Street, thence Easterly along said property line two hundred sixty five (265) feet, more or less; to the West line of Second Street, thence Northerly one hundred ten (110) feet, more or less, along said West line to a point eight and five-tenths (8.5) feet South from the most Southerly side track, as measured at a right angle thereto, thence Westerly parallel with and eight and five-tenths (8.5) feet Southerly from said most Southerly side track to the East line of Third Street, thence Southerly one hundred ten (110) feet, more or less, along said East line to the point of beginning.