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Carla K. Becker, Auditor
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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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, (563) 927-4164

Taxpayer Information: (Name and complete address)
HRB Properties, L.L.C., 301 3rd Street, Delaware, IA 52036

EAJ
Return Document To: (Name and complete address)
HRB Properties, L.L.C., 301 3rd Street, Delaware, IA 52036

Grantors:
316 Franklin Street, L.L.C.

Grantees:
HRB Properties, L.L.C.

Legal description:

Document or instrument number of previously recorded documents:

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WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of $48,000.00 Dollar(s) and other valuable consideration, 316 Franklin Street, L.L.C., a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to HRB Properties, L.L.C.

the following described real estate in Delaware County, Iowa:
The East thirty two (32.0) feet of the West forty four (44.0) feet of Lot Nine (9), Block Four (4), Delhi, Iowa, according to plat recorded in Book A L.D., Pages 128-129.

This deed is given in fulfillment of a real estate contract filed August 3, 2016 in Book 2016, Page 2020.

This deed is exempt according to Iowa Code 428A.2(1).

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 August 4, 2017.

316 Franklin Street, L.L.C., a(n) limited liability company

By Marla J. Wulfekuhle
Marla Wulfekuhle, Member

By _____

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 4, 2017, by Marla Wulfekuhle as Member of 316 Franklin Street, L.L.C.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2019

S E C
Signature of Notary Public

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