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301 1st Ave E
Oelwein, IA 52040

Entered for taxation 25th day
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Carla K. Becker Auditor
By D. Hildebrand Deputy

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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)
Daniel H. Swift, 108 N. Madison, PO Box 207, Manchester, IA 52057, Phone: (563) 927-4901

Taxpayer Information: (Name and complete address)
Holtz Storage LLC, 1587 240th St., Manchester, IA 52057

Return Document To: (Name and complete address)
Holtz Storage LLC, 1587 240th St., Manchester, IA 52057

Grantors:
Susan M. Schulte, a single person

Grantees:
Holtz Storage LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, Susan M. Schulte, a single person do hereby Convey to Holtz Storage LLC, an Iowa Limited Liability Company the following described real estate in Delaware County, Iowa: See 1 in Addendum

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 8-17-2017.

Susan M Schulte
Susan M. Schulte, a single person (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF Iowa, COUNTY OF Dubuque

This record was acknowledged before me on 8-17-17, by Susan M. Schulte, a single person.

STEVEN R. BOECKENSTEDT
Commission Number 160580
My Comm. Exp. 5-16-18

Signature of Notary Public

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Addendum

1. That part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at the Northwest corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20), thence East four hundred eighty eight and nine-tenths (488.9) feet along the North line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20) to the centerline of the County Road, thence South 29° 17' West two hundred seventy one (271) feet along the centerline of the County Road to the point of beginning, thence continuing Southwesterly along the centerline of the County Road to the point where it intersects the West line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20), thence South along the said West line to the Southwest corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20), thence East along the South line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20) to the Southeast corner thereof, thence North along the East line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20) to the Northeast corner thereof, thence West along the North line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20) to a point that is seven hundred forty nine and three-tenths (749.3) feet East of the Northwest corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20), thence South 25° 44' West four hundred one and two-tenths (401.2) feet, thence North 60° 16' West two hundred fifty two (252) feet to the point of beginning in the centerline of the County Road, including all lots in Schulte's Subdivision Of Part Of The NE ¼ of Section 20, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 121, except Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Twelve (12), Thirteen (13) and the Southwesterly one-half (SW ½) of Lot Seven (7); also that part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) and of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20), described as beginning at the Northeast corner of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼), thence West along the North line of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) a distance of two hundred ninety seven (297) feet, thence South six hundred eighty six and four-tenths (686.4) feet, thence East two hundred ninety seven (297) feet to the East line of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼), thence continuing East to the centerline of the County Road, thence Northeasterly along the centerline of the County Road to the North line of said Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼), thence West along said North line a distance of four hundred eighty eight and nine-tenths (488.9) feet to the point of beginning.