Entered for taxation 4th day
of January A D 2018
Carla K. Becker, Auditor
By L. Hildebrand, Deputy

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Document 2018 31 Type 03 001 Pages 2
Date 1/03/2018 Time 1:58:01PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $271.20
Rev Stamp# 7
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
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)
West Main Properties, LLC, 105 West Main Street, Manchester, IA 52057

Return Document To: (name and complete address)
West Main Properties, LLC, 105 West Main Street, Manchester, IA 52057

Grantors:
National Tea, L.L.C.

Grantees:
West Main Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $170,000.00 Dollar(s) and other valuable consideration, National Tea, L.L.C., an Iowa Limited Liability Company do hereby Convey to West Main Street Properties, LLC the following described real estate in Delaware County, Iowa:

> The East 48 feet of the South 100 feet of Lot 144, Manchester, Iowa, according to plat recorded in Book I, L.D., Page 282.
>
> This Deed is given in fulfillment of a recorded Real Estate Contract between the parties filed December 28, 2012 in Book 2012, Page 4608 of the records of the Delaware County Recorder.

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: 1/3/18.

National Tea, L.L.C.

By: J. David Gibbs – Sole Member and Manager

STATE OF IOWA COUNTY OF DELAWARE

This record was acknowledged before me on January 3, 2018, by J. David Gibbs, sole Member and Manager of National Tea, L.L.C.

Signature of Notary Public

9-14-18