Recorded: 3/26/2018 at 8:19:07.0 AM
Fee Amount: $17.00
Revenue Tax: $244.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 709
Rev Stamp #84 DOV #95

Entered for taxation 27th day
of March A D 2018
Carla K. Becher, Auditor
By P. Hilderand, Deputy

SPECIAL WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Todd O. Green, 1423 Grandview Avenue, Papillion, NE 68046, Phone: (402) 558-2828

Taxpayer Information: EDGAR PROPERTY INVESTMENT, LLC, 1423 Grandview Avenue, Papillion, NE 68046

Return Document To: EDGAR PROPERTY INVESTMENT, LLC 1423 Grandview Avenue, Papillion, NE 68046

Grantors: EBBO EASTERN MANAGEMENT, LLC

Grantees: EDGAR PROPERTY INVESTMENT, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

SPECIAL WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, **EBBO EASTERN MANAGEMENT, LLC, AN IOWA LIMITED LIABILITY COMPANY,** Grantor does hereby convey to **EDGAR PROPERTY INVESTMENT, LLC, AN IOWA LIMITED LIABILITY COMPANY**, Grantee, the following described real estate in Delaware County, Iowa:

The West Sixty (60.0) feet of the East Two-thirds (E 2/3) of Lot Three (3), except the North Seventy Six (76.0) feet thereof, in Burrington's Addition to Manchester, Delaware County, Iowa, According to Plat Recorded in Book I, L.D., Page 245, and Excepting any Instruments of Records Which Might Affect the Title to the Above Described Part of Lot Wherein Descriptions were made on the Basis that said Lot is Two Hundred Ten (210.0) Feet in its Dimensions

More commonly known as 208 E Union St, Manchester, IA, 52057

Grantors do hereby covenant with Grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: 6th day of March, 2018

EBBO EASTERN MANAGEMENT, LLC, an Iowa limited liability company

By: _____
Todd O. Green, Manager

STATE OF NEBRASKA, COUNTY OF SARPY

This record was acknowledged before me on 6th day of March, 2018 by Todd O. Green, Manager of Ebbo Eastern Management, LLC, an Iowa limited liability company.

_____
Signature of Notary Public

GENERAL NOTARY - State of Nebraska
HEATHER CHRANE-DEJARNETT
My Comm. Exp. October 20, 2018