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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 21st day
of May AD 2018
Carla A. Baker, Auditor
By D. Hildebrand, Deputy

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)
Mark J. Willging, 890 Main Street, Suite 200, Dubuque, IA 52001-6840, (563) 556-4011

Taxpayer Information: (Name and complete address)
Royal Oaks Development Corporation, 50 Mi-T-M Drive, Peosta, IA 52068

Return Document To: (Name and complete address)
Mark J. Willging, 890 Main Street, Suite 200, Dubuque, IA 52001-6840

Grantors:
Royal Oaks Development Corporation

Grantees:
Boulders Inn Manchester, 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, Royal Oaks Development Corporation, a Corporation organized and existing under the laws of Iowa does hereby Convey to Boulders Inn Manchester, LLC

the following described real estate in Delaware County, Iowa:
Lot 2 of Manchester West Commercial Second Subdivision in the City of Manchester, Delaware County, Iowa, according to the recorded Plat thereof. Per plat recorded in Bk 2018 Page 233

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 May 4, 2018.

Royal Oaks Development Corporation, an Iowa Corporation

By _____ A. J. Spiegel, President

By _____

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on May 4, 2018, by A. J. Spiegel as President of Royal Oaks Development Corporation.

THOMAS J ALLENDORF
Notarial Seal - Iowa
Commission # 710787
My Commission Expires 5/24/20

_____
Signature of Notary Public

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