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Date 4/24/2020 Time 1:45:49PM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $39.20
Rev Stamp# 167 DOV# 163

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Wesley Schulte, 100 1/2 E. Main Street, Suite B, Manchester, IA 52057

Return Document To:
Wesley Schulte, 100 1/2 E. Main Street, Suite B, Manchester, IA 52057

Grantors:
Jill N Jiya, L.L.C.

Grantees:
Wesley Schulte

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $25,000.00 Dollar(s) and other valuable consideration, Jill N Jiya, L.L.C., an Iowa Limited Liability Company does hereby Convey to Wesley Schulte the following described real estate in Delaware County, Iowa:

Lot Two (2) of Hotel Subdivision Part Of the NE¼ Of The NE¼ of Section 31, T89N, R5W Of The Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2020, Page 654.

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: April 22 ,2020.

Jill N Jiya, L.L.C., an Iowa Limited Liability Company

T Patel

By: Taranjkumar Patel – Member & Manager, Grantor

Nayan Patel

By: Nayan Patel – Member & Manager, Grantor

STATE OF Arkansas, COUNTY OF Garland

This record was acknowledged before me on April 22, 2020, by Taranjkumar Patel, Member and Manager of Jill N Jiya, L.L.C.

Brandi Bigham

Signature of Notary Public

NOTARY PUBLIC ARKANSAS
BRANDI BIGHAM
No. 12698034
GARLAND COUNTY
Commission Expires 6-8-2026

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STATE OF Arkansas, COUNTY OF Garland

This record was acknowledged before me on April 22, 2020, by Nayan Patel, Member and Manager of Jill N Jiya, L.L.C.

Brandi Bigham
Signature of Notary Public

NOTARY PUBLIC ARKANSAS
BRANDI BIGHAM
No. 12698034
GARLAND COUNTY
Commission Expires 6-8-2026

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