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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Ew
Citizens State Bank
1218 W. Main St
Manchester IA

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
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:
3XL Properties, L.L.C., c/o Lucas Leonard 510 E Howard Street, Manchester, Iowa 52057

Return Document To:
3XL Properties, L.L.C., c/o Lucas Leonard 510 E Howard Street, Manchester, Iowa 52057

Grantors:
Wolfe Properties, L.L.C.

Grantees:
3XL Properties, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

Warranty Deed
(Corporate/Business Entity Grantor)

For the consideration of $60,000.00 Dollar(s) and other valuable consideration, Wolfe Properties, L.L.C. a Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to 3XL Properties, L.L.C. the following described real estate in Delaware County, Iowa:

Lots Nine (9), Ten (10), Eleven (11), Twelve (12) and Thirteen (13) Block Fourteen (14), Ryan, Iowa, according to plat recorded in Book 1 Plats, Page 42.

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: June 1, 2020.

Wolfe Properties, L.L.C., a Limited Liability Company

By Richard J. Wolfe
Richard J. Wolfe, Sole Member and Manager

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 1, 2020, by Richard J. Wolfe as Sole Member and Manager of Wolfe Properties, L.L.C.

Signature of Notary Public

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2022

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