Recorded: 9/30/2020 at 9:56:21.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $1,592.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 3415

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Samuel J. Skorepa
Lane & Waterman LLP
220 N. Main Street, Suite 600
Davenport, IA 52801
Phone: (563) 324-3246

Taxpayer Information: (name and complete address)
Shree Jay Ambe LLC
1020 West Main Street
Manchester IA 52057

Return Document To: (name and complete address)
Shree Jay Ambe LLC
1020 West Main Street
Manchester IA 52057

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

Grantees:
Shree Jay AmbeLLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

WARRANTY DEED

For the consideration of Ten and 00/100----- ($10.00) -----Dollars and other valuable consideration, **JILL N JIYA L.L.C.**, an Iowa limited liability company, does hereby convey to

Shree Jay Ambe LLC, an Iowa limited liability company

the following described real estate situated in Delaware County, Iowa:

Lot 1 of Hotel Subdivision, being part of the Northeast Quarter of the Northeast Quarter of Section 31, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa; according to the Plat thereof recorded March 11, 2020 in Book 2020, page 654.

Subject to easements, covenants, restrictions and other matters of record.

The limited liability company hereby covenants with the 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: September 24, 2020 **JILL N JIYA L.L.C.**

By: K Patel
Tarangkumar K. Patel, Manager

STATE OF Arkansas, COUNTY OF Garland) SS:

This instrument was acknowledged before me on this 24th day of September, 2020 by Tarangkumar K. Patel as Manager of Jill N Jiya L.L.C., an Iowa limited liability company.

JENNY M. ALBAN Comm. No. 12364797 NOTARY PUBLIC My Comm. Exp. 2-7-2028 GARLAND CO., ARKANSAS

Jenny M Alban
Notary Public