Recorded: 12/11/2020 at 3:20:24.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $7.87
Combined Fee: $29.87
Revenue Tax: $239.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4582

WARRANTY DEED

(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Benjamin M. Lange
Swisher & Cohrt, PLC
222 1st Street East
Independence, Iowa 50644
Phone: (319) 334-4488

Taxpayer Information: (name and complete address)
BR Development LLC
230 2nd Street SE, Ste. 214
Cedar Rapids, IA 52401

Return Document To: (name and complete address)
Same as Taxpayer

Grantors:
Karusco, Incorporated

Grantees:
BR Development LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Karusco, Incorporated, a corporation organized and existing under the laws of Iowa does hereby convey to BR Development LLC, the following described real estate in Delaware County, Iowa:

Lot One (1) of Karusco South 2nd Subdivision, Subdivision of Lot A of Karusco South Subdivision of Part of the E ½ NE ¼ of Section 31 and Part of the NW ¼ of Section 32, all in T89N, R5W, of the Fifth P.M. City of Manchester, Delaware County, Iowa, according to the plat recorded in Book 2010, Page 1751.

The Corporation 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: December 4, 2020.

Karusco, Incorporated

By: Richard M Jones
Richard M. Jones, as agent
President

STATE OF Florida, COUNTY OF Pasco, ss.

This record was acknowledged before me on the 4 day of December, 2020, by Richard M. Jones, as President for Karusco, Incorporated.

ELIZABETH PAFIAS
Notary Public - State of Florida
Commission # GG 309605
My Comm. Expires Mar 30, 2023
Bonded through National Notary Assn.

Elizabeth Pafias
Signature of Notary Public