Recorded: 1/6/2021 at 11:03:17.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $153.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 79

WARRANTY DEED

(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Amy M. Costello
Casey's General Stores, Inc.
One S.E. Convenience Blvd.
Ankeny, IA 50021
515-446-6822

Taxpayer Information: (name and complete address)

Wesley D. Schulte
100½ E. Main Street, Suite B
Manchester, IA 52057

Return Document To: (name and complete address)
Wesley D. Schulte
100½ E. Main Street, Suite B
Manchester, IA 52057

Grantor:
Casey's Marketing Company

Grantee:
Wesley D. Schulte

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Casey's Marketing Company, a corporation organized and existing under the laws of Iowa ("Grantor"), does hereby convey to Wesley D. Schulte ("Grantee"), the following described real estate in Manchester, Delaware County, Iowa:

> The West 29 feet of Lot 527, Lot 528 and Lot 529, Manchester, Iowa, according to Plat recorded in Book I L.D., Page 284
>
> Grantees covenant and agree for themselves, their successors and assigns, that, for a period of fifteen (15) years from and after the date the above-referenced property is conveyed, the property will not be used for, or in conjunction with, any business that includes the sale of gasoline or other motor fuels; cigarettes, including all electronic cigarettes and other tobacco products; groceries; alcoholic beverages; or, prepared foods, including sub sandwiches, pizza and donuts. This covenant shall run with the land and shall be binding upon all assignees, transferees, and successors-in-interest to the property for the said term of fifteen (15) years. The restrictions impacting the above-referenced property may not be lifted without the express written consent of Casey's Marketing Company.

Grantor hereby covenants with Grantee, 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: January 5, 2021

CASEY'S MARKETING COMPANY

By _____
Samuel J. James, President

By _____
Brian J. Johnson, Vice President

STATE OF IOWA, COUNTY OF POLK:

This instrument was acknowledged before me on January 5, 2021, by Samuel J. James and Brian J. Johnson, as President and Vice President, respectively, of Casey's Marketing Company, an Iowa corporation.

_____
Notary Public

PATTY A. EWING
Commission Number 138814
My Commission Expires
3/6/22