(X) Citizens State Bank
Ryan

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Date 12/19/2022 Time 8:25:49AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $959.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared By: Nathan D. Miller, P.O. Box 178, Waterloo, IA 50704-0178 (319) 234-1766

After Recording Return To: The 909, L.L.C., 1611 180th St., Manchester, IA 52057

Address Tax Statement To: The 909, L.L.C., 1611 180th St., Manchester, IA 52057

WARRANTY DEED – COMPANY GRANTOR

For the consideration of One ($1.00) Dollar and other valuable consideration, Hawk Nation Enterprises, LLC, a limited liability company organized and existing under the laws of Iowa does hereby convey to The 909, L.L.C., the following described real estate in Delaware County, Iowa:

See Attached Exhibit "A"

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Subject to covenants, restrictions, ordinances, easements, and limited access provisions of record.

The Company 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: 12-15-22

Hawk Nation Enterprises, LLC

By: Zachary Lujan
Its: Manager

State of Iowa)
County of Delaware)ss

This record was acknowledged before me on this 15 day of December, 2022, by Zachary Lujan, as Manager of Hawk Nation Enterprises, LLC.

Notary Public

RICHARD E McMAHON
Commission Number 756974
My Commission Expires
1-16-2024

EXHIBIT "A"

The North ninety five (95.0) feet of Lot Four Hundred Seventy Eight (478), Lot Four Hundred Seventy Nine (479) except the South twenty (20.0) feet of the East fourteen (14.0) feet thereof, and Lots Four Hundred Eighty (480), Four Hundred Eighty One (481), Four Hundred Eighty Two (482), Five Hundred Six (506) and Five Hundred Seven (507), and the West fifty two (52.0) feet of Lot Five Hundred Eight (508), and that part of Ninth Street lying between Lots Four Hundred Eighty One (481) and Four Hundred Eighty Two (482), and the alley lying between the West fifty two (52.0) feet of Lot Four Hundred Seventy Nine (479) and the West fifty two (52.0) feet of Lot Five Hundred Eight (508), and the alley lying between Lots Four Hundred Eighty (480) and Four Hundred Eighty One (481) and Lots Five Hundred Six (506) and Five Hundred Seven (507) all being vacated lots, streets and alleys in the City of Manchester, Iowa; and a tract of land described as commencing at the Southwest corner of said Lot Four Hundred Eighty Two (482) and running thence South twenty (20.0) feet, thence East one hundred thirty two (132.0) feet to the Northwest corner of Lot Five Hundred Six (506), thence North twenty (20.0) feet to the Southwest corner of Lot Four Hundred Eighty One (481), thence West one hundred thirty two (132.0) feet to the point of beginning, all in the City of Manchester, Iowa