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Document 2024 1326 Type 03 001 Pages 2
Date 6/14/2024 Time 11:16:27AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $415.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Manhawk Enterprises, LLC, 392670 Benton Ln, Geneva, IL 60134
Taxpayer: Manhawk Enterprises, LLC - Manhawk Land Company Series,
39W670 Benton Ln, Geneva, IL 60134
Preparer: Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736, Ph.: (563) 927-2782

SPECIAL WARRANTY DEED

For the consideration of Two Hundred Sixty Thousand Dollar(s) and other valuable consideration, Robert J. Betels and Glenda E. Betels, a married couple, do hereby convey to Manhawk Enterprises, LLC - Manhawk Land Company Series, a limited liability company organized and existing under the laws of Illinois, the following described real estate in Delaware County, Iowa:

> PARCEL 2021-118. Part of the SW 1/4 of the SE 1/4 of Section 30, T90N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2021, Page 3517, subject to covenants, conditions, restrictions, and easements of record.

The general warranties of title herein shall extend only to December 15, 2021, the date of the Real Estate Contract was recorded at Book 2021, Page 4365.

This deed is in fulfillment of the Real Estate Contract recorded at Book 2021, Page 4365.

Grantors do hereby covenant with Grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: May 28, 2024

Robert J. Betels, Grantor

Glenda E. Betels, Grantor

STATE OF IOWA)
) ss:
DELAWARE COUNTY)

This record was acknowledged before me on this 28 day of May 2024 by Robert J. Betels and Glenda E. Betels.

Signature of Notary Public

MARK A. ROEDER
Commission Number 728724
MY COMMISSION EXPIRES
JUNE 6, 2025