Recorded: 2/14/2025 at 10:13:48.0 AM
County Recording Fee: $27.00
Iowa E-Filing Fee: $15.90
Combined Fee: $42.90
Revenue Tax: $664.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 407

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: A-1 Mobile Storage Service, LLC, 280 50th Ave. SW #1, Cedar Rapids, IA 52404

Return Document To: A-1 Mobile Storage Service, LLC, 280 50th Ave. SW #1, Cedar Rapids, IA 52404

Grantors: Manchester Enterprises, Inc.

Grantees: A-1 Mobile Storage Service, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Four Hundred Sixteen Thousand Dollar(s) and other valuable consideration, Manchester Enterprises, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to A-1 Mobile Storage Service, LLC, the following described real estate in Delaware County, Iowa:

Lots Four (4) and Five (5) of SW Industrial Park 5th Subdivision; A Subdivision of Lot 8, Southwest Industrial Park in the Southeast Quarter of the Southeast Quarter Section 31, and in the Southwest Quarter of the Southwest Quarter of Section 32 all in Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2017, Page 3010, except Parcel 2021-151 Part of Lot 4 of SW Industrial Park 5th Subdivision in the SE¼-SE¼ of Section 31, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2021, Page 4340

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.

The grantor 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: JAN. 24, 2025.

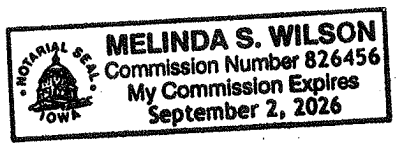
Manchester Enterprises, Inc., an Iowa corporation

By _____
Steve Buesing, President

By _____
Shelly Schrader, Secretary

STATE OF IOWA, COUNTY OF DELAWARE

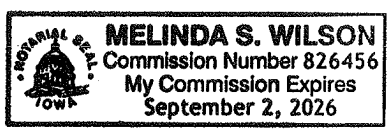
This record was acknowledged before me on Jan. 24, 2025,
by Steve Buesing, as President, of Manchester Enterprises, Inc. a corporation.



Melinda S Wilson
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on Jan. 24, 2025,
by Shelly Schrader, as Secretary, of Manchester Enterprises, Inc. a corporation.



Melinda S Wilson
Signature of Notary Public