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Document 2025 435 Type 03 001 Pages 2
Date 2/18/2025 Time 3:09:05PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $1,199.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: MC's Piggies, LLC, 26354 212th Ave, Manchester, Iowa 52057

Return Document To: MC's Piggies, LLC, 26354 212th Ave, Manchester, Iowa 52057

Grantors: B & H Pork, L.L.C.

Grantees: MC's Piggies, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, B & H Pork, L.L.C., a limited liability company organized and existing under the laws of Iowa, does hereby Convey to MC's Piggies, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The South two hundred forty-two (242) feet of the East five hundred twenty (520) feet of the North one-half (N½) of the Northeast Quarter (NE ¼) of Section Twenty-Four (24), Township Eighty-Nine (89) North, Range Five (5), West of the Fifth P.M.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons 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: February 18, 2025.

B & H Pork, L.L.C., an Iowa limited liability company

By _____
William Ries, Member-Manager

By _____
Heather Ries, Member-Manager

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 18, 2025, by William Ries, as Member-Manager, and Heather Ries and Member-Manager of B & H Pork, L.L.C., an Iowa limited liability company.

JANE E. HANSON
Commission Number 791553
My Commission Expires
August 12, 2027

_____
Signature of Notary Public

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