Recorded: 2/28/2025 at 2:52:11.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $495.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 529

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: TNK Enterprises, L.L.C., 1110 E. Main Street, Manchester, IA 52057

Return Document To: TNK Enterprises, L.L.C., 1110 E. Main Street, Manchester, IA 52057

Grantors: Firefly HC, L.L.C.

Grantees: TNK Enterprises, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Three Hundred Ten Thousand Dollar(s) and other valuable consideration, Firefly HC, L.L.C., a limited liability company organized and existing under the laws of Iowa, does hereby Convey to TNK Enterprises, L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

That part of the SW¼ of the SE¼ of Section 28, Township 89 North, Range 5, West of the 5th P.M. described as commencing at a point 363 feet East of the SW corner of said SW¼ of SE¼ and running thence North 280 feet, thence East 175 feet, thence South 280 feet, thence West 175 feet to the point of beginning

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: 2/28/25.

Firefly HC, L.L.C., an Iowa limited liability company

By _____
Gregory R. Rogers, Manager/Member

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 28, 2025, by Gregory R. Rogers, as Manager/Member, of Firefly HC, L.L.C. a limited liability company.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30,2025

_____
Signature of Notary Public

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