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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: Gavin Soppe, 300 E Fayette St, Manchester, Iowa 52057

Return Document To: Gavin Soppe, 300 E Fayette St, Manchester, Iowa 52057

Grantors: JNJ Investments, LLC

Grantees: Gavin Soppe

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, JNJ Investments, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Gavin Soppe, a single person, the following described real estate in Delaware County, Iowa:

The South one-half (S 1/2) of Lot Seventy Five (75), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284

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.

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: October 6, 2025.

JNJ Investments, LLC, an Iowa limited liability company

By _____
Joshua A. Soppe, Member-Manager

By _____
James G. Soppe, Member-Manager

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 6, 2025, by Joshua A. Soppe and James G. Soppe, as Member-Managers, of JNJ Investments, LLC 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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