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Document 2026 2398 Type 03 001 Pages 2
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Rev Transfer Tax $719.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(CORPORATE 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: Eastern Iowa Coffee Real Estate, LLC, 5070 Northridge Point SE, Cedar Rapids, Iowa 52403

Return Document To: Eastern Iowa Coffee Real Estate, LLC, 5070 Northridge Point SE, Cedar Rapids, Iowa 52403

Grantors: Eastern Iowa Pumping, Inc

Grantees: Eastern Iowa Coffee Real Estate, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Four Hundred Fifty Thousand Dollar(s) and other valuable consideration, Eastern Iowa Pumping, Inc, a corporation organized and existing under the laws of Iowa, does hereby Convey to Eastern Iowa Coffee Real Estate, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot One (1) of Hildebrand Subdivision; Lot 11, Lot 12, Part of Lot 2, Part of Lot 13 and Part of Lot 22, Ballard Subdivision Section 29, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2018, Page 487, and retracement plat recorded in Book 2022, Page 561

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 Corporation 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: August 14, 2026.

Eastern Iowa Pumping, Inc, an Iowa corporation

By _____
Joe Hildebrand, President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 14, 2026, by Joe Hildebrand, as President, of Eastern Iowa Pumping, Inc a corporation.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2028

_____
Signature of Notary Public

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