Book 2026 Page 3026
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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: Kimberly K. Britt, 309 Morton St, PO Box 196, Ryan, Iowa 52330

Return Document To: Kimberly K. Britt, 309 Morton St, PO Box 196, Ryan, Iowa 52330

Grantors: Kimberly K. Britt

Grantees: JB's Unfinished Business, 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, Kimberly K. Britt, a single person, does hereby Convey to JB's Unfinished Business, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

An undivided one-quarter interest in and to the following described real estate:

The South one-half (S½) of the Northeast Quarter (NE¼) and the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Seventeen (17), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M., except that part described as commencing four hundred fifty seven (457) feet West of the Northeast corner of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section Seventeen (17), thence West one hundred ninety eight (198) feet, thence South two hundred seventy two (272) feet, thence East one hundred ninety eight (198) feet, thence North two hundred seventy two (272) feet to the point of beginning.

This deed is exempt according to Iowa Code 428A.2(21).

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: 10/2/26.

Kimberly K. Britt, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 2, 2026 by Kimberly K. Britt, a single person.

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

Signature of Notary Public

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