Recorded: 11/13/2026 at 11:55:11.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $191.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3339

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704
Taxpayer Information: Metrics Development LLC, 108 N. Franklin St., Manchester, IA 52057
Return Document To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Joe's Pizza Manchester, LLC, an Iowa Limited Liability Company, does hereby Convey to Metrics Development LLC, an Iowa Limited Liability Company, the following described real estate in Delaware County, Iowa:

That part of Lots Ninety (90), Ninety One (91), One Hundred Forty Two (142) and One Hundred Forty Three (143), Manchester, Iowa, according to plat recorded in Book H, Page 186, described as commencing at a point five (5.0) feet South of the Northeast corner of Lot One Hundred Forty Two (142), and running thence North twenty eight and one-half (28½) feet, thence West one hundred twelve (112.0) feet, thence South twenty eight and one-half (28½) feet, thence East 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 does hereby covenant 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: November 5, 2026

JOE'S PIZZA MANCHESTER, LLC

By: Joseph H. Steinbron, Manager

STATE OF IOWA, COUNTY OF BUCHANAN:

This instrument was acknowledged before me on November 5, 2026, by Joseph H. Steinbron, Manager of Joe's Pizza Manchester, LLC, an Iowa Limited Liability Company.

Notary Public

NOTARIAL SEAL IOWA

WENDY K FISCHELS
Commission No. 712406
My Commission Expires 9-5-28