

Recorded: 11/1/2021 at 3:48:43.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$704.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3838

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Marcus and Jessica Holthaus, 203 Fairview Drive, Manchester, IA 52057

Return Document To: Marcus and Jessica Holthaus, 203 Fairview Drive, Manchester, IA 52057

Grantors: S & R Construction, Inc.

Grantees: Marcus L. Holthaus and Jessica M. Holthaus

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Four Hundred Forty Thousand Three Hundred Dollar(s) and other valuable consideration, S & R Construction, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Marcus L. Holthaus and Jessica M. Holthaus, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots Forty One (41) and Forty Two (42), Fairview Acres, City of Manchester,
Delaware County, Iowa, according to plat recorded in Book 2001, Page 3737

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.

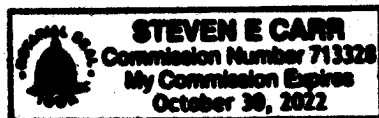
Dated: October 29, 2021

S & R Construction, Inc., an Iowa corporation

By [Signature]
Steve Pettlon, President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 29, 2021,
by Steve Pettlon, as President, of S & R Construction, Inc. a corporation.



[Signature]
Signature of Notary Public