

Recorded: 12/20/2021 at 8:30:45.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$506.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 4383

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone:
563-875-9112

Taxpayer Information: Alyssa M. and Jason D. Lux, 309 Fairview Drive, Manchester, Iowa
52057

Return Document To: Alyssa M. and Jason D. Lux, 309 Fairview Drive, Manchester, Iowa
52057

Grantors: S & R Construction, Inc.

Grantees: Alyssa M. Lux and Jason D. Lux

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Ten Dollar(s) and other valuable consideration, S & R Construction, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Alyssa M. Lux and Jason D. Lux, as wife and husband as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Thirty One (31), 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: December 14, 2021

S & R Construction, Inc., an Iowa corporation

By [Signature]
Steven W. Pettlon, President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 14, 2021,
by Steven W. Pettlon, as President, of S & R Construction, Inc. a corporation.



[Signature]
Signature of Notary Public