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Document 2022 1809 Type 03 001 Pages 2

Date 6/10/2022 Time 12:24:00PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$59.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY 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: S & R Construction, Inc., 1155 275th Street, Masonville, IA 50654

EW
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Return Document To: S & R Construction, Inc., 1155 275th Street, Masonville, IA 50654

Grantors: 316 Franklin Street, L.L.C.

Grantees: S & R Construction, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Thirty-Seven Thousand Five Hundred Dollar(s) and other valuable consideration, 316 Franklin Street, L.L.C., a limited liability company organized and existing under the laws of Iowa, does hereby Convey to S & R Construction, Inc., a corporation organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Ten (10) of Hobbs' Meadow Estates, City of Delhi, Delaware County, Iowa, according to plat recorded in Book 2020, Page 536, as corrected by Surveyor's Affidavit recorded in Book 2020, Page 4574.

The grantor 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: May 26, 2022.

316 Franklin Street, L.L.C., an Iowa limited liability company

By Marla Wulfekuhle
Marla Wulfekuhle, Member

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 26, 2022,
by Marla Wulfekuhle, as Member, of 316 Franklin Street, L.L.C. a limited liability company.

Sh E Carr
Signature of Notary Public

