

Recorded: 10/20/2022 at 12:34:09.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$615.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 3155

**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**  
**Recorder's Cover Sheet**

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

**Taxpayer Information:** Maria Elgin, 209 Fairview Drive, Manchester, Iowa 52057

**Return Document To:** Maria Elgin, 209 Fairview Drive, Manchester, Iowa 52057

**Grantors:** S & R Construction, Inc.

**Grantees:** Maria Elgin

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY 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 Maria Elgin, the following described real estate in Delaware County, Iowa:

Lot Forty (40), Fairview Acres, City of Manchester, Delaware County, Iowa,  
according to plat recorded in Book 2001, Page 3737

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 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 7, 2022

S & R Construction, Inc., an Iowa corporation

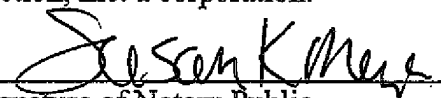
By

  
Steven W. Pettlon, President

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 7, 2022,  
by Steven W. Pettlon, as President, of S & R Construction, Inc. a corporation.



  
Signature of Notary Public