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⊗ Nicole Rias  
921 White Oak St  
Manchester, IA 52057



Book 2023 Page 596

Document 2023 596 Type 03 001 Pages 2  
Date 3/17/2023 Time 10:10:46AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$628.80

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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

**Preparer Information:** Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926

**Taxpayer Information:** Jeffrey J. Niehaus Revocable Trust and Jolene A. Niehaus Revocable Trust, 921 White Oak St., Manchester, IA 52057

**Return Document To:** Jeffrey J. Niehaus Revocable Trust and Jolene A. Niehaus Revocable Trust, 921 White Oak St., Manchester, IA 52057

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

**Grantees:** undivided one-half interest to the Jeffrey J. Niehaus Revocable Trust Dated March 18, 2015 and an undivided one-half interest to the Jolene A. Niehaus Revocable Trust Dated March 18, 2015

**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 an undivided one-half interest to the Jeffrey J. Niehaus Revocable Trust Dated March 18, 2015 and an undivided one-half interest to the Jolene A. Niehaus Revocable Trust Dated March 18, 2015, the following described real estate in Delaware County, Iowa:

Lot Twenty Six (26) of Oakview Estates First Subdivision A Subdivision Of Part Of The NE 1/4 Of The SW 1/4 Section 33, T89N, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 2022, Page 2892.

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: March 16, 2023

S & R Construction, Inc., an Iowa corporation

By [Signature]
Steven W. Pettlon, President

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on [Signature] by Steven W. Pettlon, as President, of S & R Construction, Inc. a corporation.



[Signature]
Signature of Notary Public