

Recorded: 8/15/2023 at 12:25:25.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$519.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1925

Return Document To: GreenState Credit Union, 2355 Landon Rd., PO Box 800, North Liberty, IA 52317
Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304
Address Tax Statement: Beverly J. Malausky, 1023 Sage Oak Circle, Manchester, IA 52057
TSC#232201

WARRANTY DEED

For the consideration of **One and No/100 ----- Dollar(s)**, and other valuable consideration, **S & R Construction, Inc.**, a corporation organized and existing under the laws of Iowa does hereby Convey to **Beverly J. Malausky**, the following described real estate in **Delaware County**, Iowa:

Lot 7-2 of Oakview Estates Subdivision of Lots 6, 7 and 8, a Subdivision of Lots 6, 7 and 8 of Oakview Estates First Subdivision of a part of the Northeast Quarter of the Southwest Quarter of Section 33, Township 89 North, Range 5 West of the 5th P.M., in the City of Manchester, Delaware County, Iowa, pursuant to the Plat of Survey filed July 20, 2023, in Book 2023 Page 1690.


Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

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 company 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.

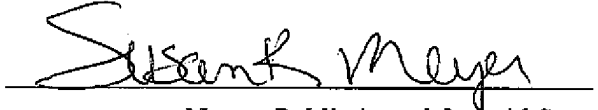
Dated: July 28, 2023



By: Steven Pettlon, as President of
S & R Construction, Inc.

STATE OF IOWA, Delaware COUNTY, ss:

This instrument was acknowledged before me on this 28 day of July, 2023, by Steven Pettlon, as President of S & R Construction, Inc.



, Notary Public in and for said State