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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: Benjamin M Lange, 222 1st Street E, Independence, IA 50644, Phone:
319-334-4488

Taxpayer Information: Lynch Roofing & Siding, Inc., 1900 Honey Creek Road, Manchester,
IA 52057

x **Return Document To:** Lynch Roofing & Siding, Inc., 1900 Honey Creek Road, Manchester, IA
52057

Grantors: Theresa M. Million

Grantees: Lynch Roofing & Siding, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, Theresa M. Million, f/k/a Theresa M. Loughren, a single person does hereby Convey to Lynch Roofing & Siding, Inc. a corporation organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The West seventy-five (75) feet of the East one-half (E 1/2) of Lot Ten (10), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, page 1.

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 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 7, ,2023.

Theresa M. Million
Theresa M. Million f/k/a Theresa M. Loughren,
Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 7, ,2023
by Theresa M. Million f/k/a Theresa M. Loughren.

TERESA TURNIS
Signature of Notary Public

