

Recorded: 12/12/2023 at 9:15:10.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$228.80  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 3096

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, Iowa 52233, (319) 362-3640  
Return Document/Address Tax Statement: Landon Joseph Soukup, 145 Gay Street, Manchester, IA 52057

**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Tointon LLC Limited, a Minnesota limited liability company, does hereby convey to Landon Joseph Soukup, the following described real estate in Delaware County, Iowa:

The East one-half (E ½) of the West one-half (W ½) of the North one-half (N ½) of lot Thirteen (13) of Burrington's Addition to Manchester, Iowa, according to the plat recorded in Book I, L.D., Page 245

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

Mark the appropriate statement with an "X":

X 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.


\_\_\_\_\_ This transaction is not 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 the Company 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 the Company 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: 12-5, 2023.

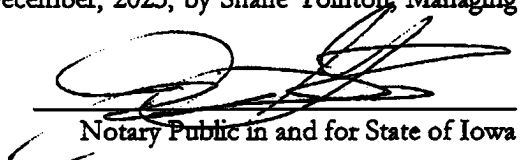
Tointon LLC Limited

By:   
Shane Tointon, Managing Member

STATE OF Iowa, COUNTY OF Delaware ss:

This record was acknowledged before me this 5 day of December, 2023, by Shane Tointon, Managing Member of Tointon LLC Limited.



  
Notary Public in and for State of Iowa