



Book 2024 Page 608

Document 2024 608 Type 03 001 Pages 2
Date 3/19/2024 Time 2:25:00PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$727.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

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

Taxpayer Information: Jacob and Nichole Wall, 606 Lexington Street, Delhi, Iowa 52223

Return Document To: Jacob and Nichole Wall, 606 Lexington Street, Delhi, Iowa 52223

Grantors: S & R Construction, Inc.

Grantees: Jacob Wall and Nichole Wall

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE 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 Jacob Wall and Nichole Wall, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Nine (9) of Hobbs' Meadow Estates, City of Delhi, Delaware County, Iowa, according to plat recorded in Book 2020, Page 536, as corrected by Surveyor's Affidavit recorded in Book 2020, Page 4574

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: March 18, 2024

S & R Construction, Inc., an Iowa corporation

By [Signature]
Steven W. Pettlon, President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 18, 2024,
by Steven W. Pettlon, as President, of S & R Construction, Inc. a corporation.



[Signature]
Signature of Notary Public