



Book 2024 Page 687

Document 2024 687 Type 03 001 Pages 2

Date 3/29/2024 Time 9:46:56AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$243.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return Document To: Title Services Corporation, 603 Commercial St., Waterloo, IA 50701

Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304

Address Tax Statement: 4A Rental Properties LLC, 812 Deer Run Rd., Clermont, IA 52135
TSC#240661

WARRANTY DEED

For the consideration of One and No/100----- Dollar(s) and other valuable consideration, Scotty D. Sanders and Rachel A. Sanders, husband and wife, do hereby Convey to 4A Rental Properties LLC, the following described real estate in Delaware County, Iowa:

The West 60 feet of the East 2/3 of Lot 3, except the North 76.0 feet thereof, in Burrington's Addition to Manchester, Iowa, according to the plat recorded in Book I, L.D., Page 245, and excepting any instruments of record which might affect the title to the above described part of Lot wherein descriptions were made on the basis that said Lot is 210.0 feet in its dimensions.

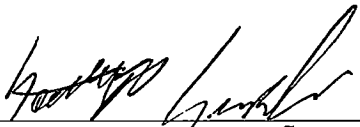
Subject to easements, restrictions, covenants, ordinances, and limited access provisions of record.


- ☒ There IS NOT a 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.
- ☐ There IS a 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 a groundwater hazard statement is being submitted herewith.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

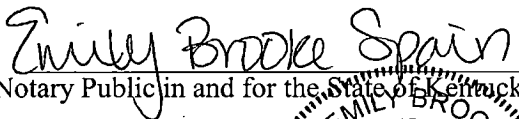
Dated: 3/20/2024


Scotty D. Sanders


Rachel A. Sanders

STATE OF Kentucky, Christian COUNTY, ss.

This instrument was acknowledged before me on this 20th day of March, 2024, by Scotty D. Sanders and Rachel A. Sanders, husband and wife.


Notary Public in and for the State of Kentucky

