

Recorded: 5/20/2024 at 1:19:29.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$615.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1082

**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:** Natalie C. Felton, 1025 Sage Oak Circle, Manchester, Iowa 52057

**Return Document To:** Natalie C. Felton, 1025 Sage Oak Circle, Manchester, Iowa 52057

**Grantors:** S & R Construction, Inc.

**Grantees:** Natalie C. Felton

**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 Natalie C. Felton, the following described real estate in Delaware County, Iowa:

Lot 8-1 of Oakview Estates Subdivision Of Lots 6, 7, And 8 A Subdivision of Lots 6, 7, & 8 Of Oakview Estates First Subdivision Section 33, T89N, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 2023, Page 1690

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: 5-17-21 *SW*

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 May 17, 21 *SW*,  
by Steven W. Pettlon, as President, of S & R Construction, Inc. a corporation.

*[Signature]*  
Signature of Notary Public

