

Recorded: 7/15/2024 at 12:23:32.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$47.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1663

Return To: Wesley Schulte, 100½ E Main St, Ste B, Manchester, IA 52057

Taxpayer: Wesley Schulte, 100½ E Main St, Ste B, Manchester, IA 52057

Preparer: Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Phone: 563-744-3359



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, S & B Promotions a/k/a S & B Promotions, LLC, a limited liability company organized and existing under the laws of the state of Iowa organized and existing under the laws of Iowa, does hereby Convey to Wesley Schulte, the following described real estate in Delaware County, Iowa:

Lot Five Hundred Twenty Six (526) except the South sixty five (65) feet thereof; and Lot Five Hundred Twenty Seven (527) except the South sixty five (65) feet, and further excepting the West twenty nine (29) feet thereof, in Manchester, Iowa, according to plat recorded in Book I L.D., Page 284.

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 grantor 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.

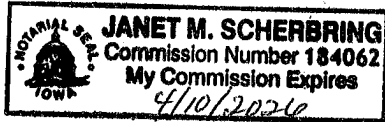
Dated: July 15, 2024.

S & B Promotions a/k/a S & B Promotions,
LLC, an Iowa limited liability company
organized and existing under the laws of the state
of Iowa

By Angela Summers
Angela Summers, Member

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on July 15, 2024,
by Angela Summers, as Member, of S & B Promotions a/k/a S & B Promotions, LLC a limited
liability company organized and existing under the laws of the state of Iowa.



Janet M. Scherbring
Signature of Notary Public