

Recorded: 7/17/2024 at 1:57:16.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$839.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1690

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

**Preparer Information:** Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

**Taxpayer Information:** KSJ Real Estate, LLC, 3727 Bridgeport Drive, Ames, IA 50010

**Return Document To:** KSJ Real Estate, LLC, 3727 Bridgeport Drive, Ames, IA 50010

**Grantors:** Crumpton, L.L.C.

**Grantees:** KSJ Real Estate, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



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

For the consideration of Five Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Crumpton, L.L.C., a limited liability company organized and existing under the laws of Iowa, does hereby Convey to KSJ Real Estate, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Five (5) of Karusco 2nd Subdivision, City of Manchester, Delaware County, Iowa

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 11, 2024

Crumpton, L.L.C., an Iowa limited liability company

By Michael Crumpton  
Michael Crumpton, Member

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 11, 2024, by Michael Crumpton, as Member, of Crumpton, L.L.C. a limited liability company.

Sh E Carr  
Signature of Notary Public

