

Recorded: 8/15/2024 at 11:29:16.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$463.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1969

Return To: S & C Holdings, LLC, 1843 Firefly Rd., Manchester, IA 52057

Taxpayer: S & C Holdings, LLC, 1843 Firefly Rd., Manchester, IA 52057

Preparer: Jennifer A. Clemens-Conlon, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, EA Vorwald, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to S & C Holdings, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

Lots One (1) and Two (2), Block Five (5), and that part of the alley in said Block Five (5) described as commencing at the Southeast corner of Lot One (1), Block Five (5), and running thence South sixteen and five-tenths (16.5) feet to the Northeast corner of Lot Twelve (12), Block Five (5), thence West one hundred thirty two (132.0) feet to the Northwest corner of Lot Eleven (11), Block Five (5), thence North sixteen and five-tenths (16.5) feet to the Southwest corner of Lot Two (2), Block Five (5), thence East one hundred thirty two (132.0) feet to the point of beginning, in Delhi, Iowa, according to plat recorded in Book A, L.D., Pages 128-129; also the South one-half (S ½) of vacated Lexington Street, between 4th Street and 5th Street, lying North of said Lots One (1) and Two (2); except West ½ of Lot 2, Block 5; South ½ of Vacated Lexington Street Adjacent to West ½ of Lot 2, Block 5; Vacated Alley Adjacent to West ½ of Lot 2, Block 5 all in Town of Delhi, Delaware County, Iowa, according to plat recorded in Book 2021, Page 3585

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.

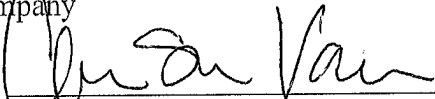
The grantor hereby covenants with grantees, and successors in interest, that it holds the

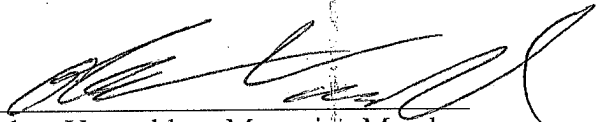
real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, 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: August 15, 2024.

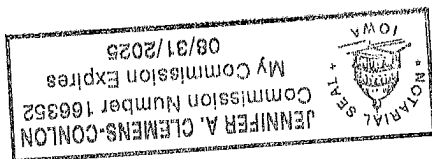
EA Vorwald, LLC, an Iowa limited liability company

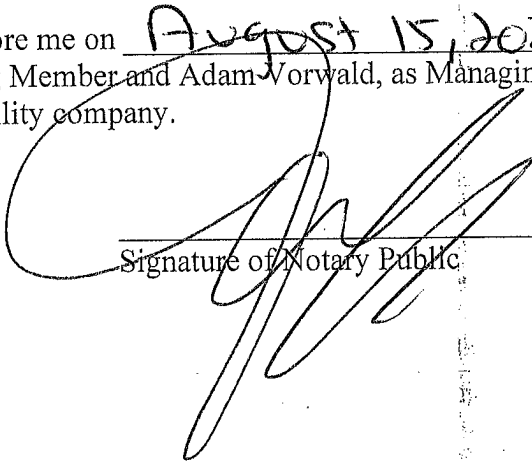
By 
Elizabeth Sheets-Vorwald, as Managing Member

By 
Adam Vorwald, as Managing Member

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on August 15, 2024, by Elizabeth Sheets-Vorwald, as Managing Member and Adam Vorwald, as Managing Member of EA Vorwald, LLC, an Iowa limited liability company.




Signature of Notary Public