

Recorded: 9/24/2024 at 1:31:56.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$575.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2363

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: Matthew and Kendra Sbai, 1029 Sage Oak Circle, Manchester, Iowa 52057

Return Document To: Matthew and Kendra Sbai, 1029 Sage Oak Circle, Manchester, Iowa 52057

Grantors: S & R Construction, Inc.

Grantees: Matthew Sbai and Kendra Sbai

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 Matthew Sbai and Kendra Sbai, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Nine (9) of Oakview Estates First Subdivision A Subdivision Of Part Of The NE ¼ Of The SW ¼ Section 33, T89N, R5W Of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to the plat recorded in Book 2022, Page 2892

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.

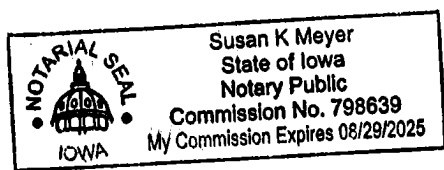
Dated: 9-18-24

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 September 18, 2024, by Steven W. Pettlon, as President, of S & R Construction, Inc. a corporation.



[Signature]
Signature of Notary Public