



Book 2024 Page 2384

Document 2024 2384 Type 03 001 Pages 2
Date 9/26/2024 Time 3:08:32PM
Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$543.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Dyersville Ready Mix, Inc. d/b/a BARD Materials, c/o Tony A. Thier, PO Box 246, Dyersville, Iowa 52040

Return Document To: Dyersville Ready Mix, Inc. d/b/a BARD Materials, c/o Tony A. Thier, PO Box 246, Dyersville, Iowa 52040

Grantors: Craig W. Francois and Diane M. Francois

Grantees: Dyersville Ready Mix, Inc. d/b/a/ BARD Materials

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Craig W. Francois and Diane M. Francois, husband and wife, do hereby Convey to Dyersville Ready Mix, Inc. d/b/a/ BARD Materials, a corporation organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Parcel 2024-66 In Part Of Lot 1 Of Francois Family Second Subdivision, Delaware County, Iowa, Located In the Northeast Quarter And Part Of The Southeast Quarter Of Section 22 And Part Of The Southwest Quarter Of Section 23, All In Township 89 North, Range 6 West Of the 5th P.M., Delaware County, Iowa, according to the plat recorded in Book 2024, Page 1833.

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.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

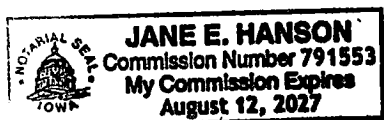
Dated: September 26, 2024.

[Signature of Craig W. Francois]
Craig W. Francois, Grantor

[Signature of Diane M. Francois]
Diane M. Francois, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 26, 2024 by Craig W. Francois and Diane M. Francois, husband and wife.



[Signature of Notary Public]
Signature of Notary Public