

Lonnie Latteyer  
1587 165<sup>th</sup> St  
Manchester IA



Book 2024 Page 2484

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Rev Transfer Tax \$287.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**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, Tel: 563-927-4164

**Taxpayer Information:** Lonnie and Judy Latteyer, 122 Nelson Circle, Manchester, IA 52057

**Return Document To:** Lonnie and Judy Latteyer, 122 Nelson Circle, Manchester, IA 52057

**Grantors:** Dolan Properties LLC

**Grantees:** Lonnie L. Latteyer and Judy R. Latteyer

**Legal Description:** See Page 2

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



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

For the consideration of One Hundred Eighty Thousand Dollar(s) and other valuable consideration, Dolan Properties LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Lonnie L. Latteyer and Judy R. Latteyer, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Twenty Eight (28) of "Nelson's Subdivision to Manchester, Iowa", according to plat recorded in Book 4 Plats, Pages 2-5, except that part described as commencing at the Southwest corner of said Lot Twenty Eight (28), running thence North along the West line of said Lot Twenty Eight (28) one hundred ten and five-tenths (110.5) feet, thence Northeasterly to a point on the Easterly line of said Lot Twenty Eight (28) to a point which is equidistant between the Southeast corner of Lot Twenty Nine (29) and the Northwest corner of Lot Nineteen (19), running thence Southeasterly on the Easterly line of said Lot Twenty Eight (28) to the Northwest corner of Lot Nineteen (19), thence Southwesterly along the Southeasterly line of said Lot Twenty Eight (28) to the point of beginning

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.

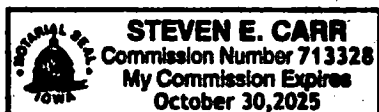
Dated: October 3, 2024.

Dolan Properties LLC, an Iowa limited liability company

By Patrick A. Dolan  
Patrick A. Dolan, Member

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 3, 2024, by Patrick A. Dolan, as Member, of Dolan Properties LLC a limited liability company.



Steven E. Carr  
Signature of Notary Public