



Book 2024 Page 2522

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Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$122.40

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

***Return To:** S&B Promotions, LLC, an Iowa Limited Liability Company, c/o Todd and Angie Summers, 1776 Buchanan-Delaware Ave., Masonville, IA 50654
Taxpayer: S&B Promotions, LLC, an Iowa Limited Liability Company, c/o Todd and Angie Summers, 1776 Buchanan-Delaware Ave., Masonville, IA 50654
Preparer: Daniel H. Swift, Swift Law Firm, 108 N Madison St., PO Box 207, Manchester, IA 52057, (563) 927-4901



WARRANTY DEED

For the consideration of Seventy-Seven Thousand (\$77,000.00) Dollars and other valuable consideration, James R. Turman, a single person, does hereby Convey to S&B Promotions, LLC, an Iowa Limited Liability Company, the following described real estate in Delaware County, Iowa:

The South seventy (70) feet of the East one-half (E ½) of Lot Three (3) of Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1;

All that part of Lot Fourteen (14) of the Subdivision of part of the North one-half (N ½) of the Southeast Quarter (SE ¼) and the South one-half (S ½) of the Northeast Quarter (NE ¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 6, described as commencing one hundred eighty (180) feet East of the Southeast corner of Lot Fifteen (15) of said Subdivision, running thence East sixty (60) feet, thence North one hundred fifty (150) feet, thence West sixty (60) feet, thence South one hundred fifty (150) feet to the point of beginning

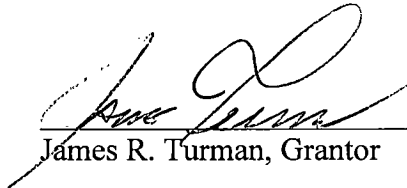
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

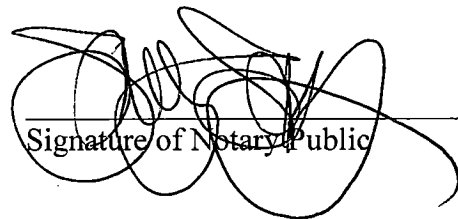
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 7, 2024.


James R. Turman, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 7th day of October, 2024, by James R. Turman.


Signature of Notary Public

