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Date 11/01/2024 Time 10:37:39AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$736.80

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
(CORPORATE 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: Kevin and Theresa Ryan, 929 White Oak Street, Manchester, Iowa 52057

Return Document To: Kevin and Theresa Ryan, 929 White Oak Street, Manchester, Iowa 52057

Grantors: S & R Construction, Inc.

Grantees: Kevin J. Ryan and Theresa M. Ryan

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Four Hundred Sixty-One Thousand Dollar(s) and other valuable consideration, S & R Construction, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Kevin J. Ryan and Theresa M. Ryan, 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 Four (24) of Oakview Estates First Subdivision A Subdivision Of Part Of The NE ¼ Of The SW¼ Section 33, T89N, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to 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: 11-1-24

S & R Construction, Inc., an Iowa corporation

By [Signature]
Steve W. Pettlon, President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 1, 2024 by Steve W. Pettlon, as President, of S & R Construction, Inc. a corporation.



[Signature]
Signature of Notary Public