

Recorded: 12/20/2024 at 2:57:57.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$79.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 3182

WARRANTY DEED
(Several Grantors)
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Fangmann Performance Repair, LLC, 208 Franklin Street, Delhi, IA 52223

Return Document To: Fangmann Performance Repair, LLC, 208 Franklin Street, Delhi, IA 52223

Grantors: Daniel L. Burbridge, James A. Burbridge and Susan Burbridge

Grantees: Fangmann Performance Repair, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(Several Grantors)

For the consideration of Ten Dollar(s) and other valuable consideration, Daniel L. Burbridge, a single person and James A. Burbridge and Susan Burbridge, husband and wife, do hereby Convey to Fangmann Performance Repair, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:


The South seventy two (72.0) feet of the East eleven (11.0) feet of Lot Seven (7), and the South seventy two (72.0) feet of the West one-third (W 1/3) of Lot Eight (8), Block Three (3), Delhi, Iowa, according to plat recorded in Book A L.D., Pages 128-129

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.

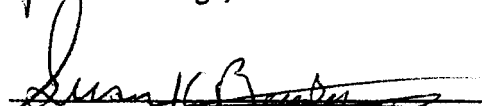
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 12/18/2024

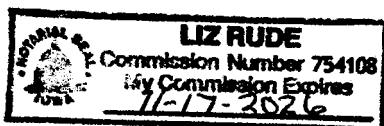

Daniel L. Burbridge, Grantor

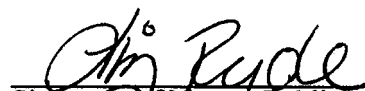

James A. Burbridge, Grantor


Susan Burbridge, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on December 18, 2024 by Daniel L. Burbridge, a single person and James A. Burbridge and Susan Burbridge, husband and wife.




Signature of Notary Public