

Recorded: 1/2/2025 at 2:44:09.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$27.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 14

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: James T Peters, 309 First St. E, Independence, IA 50644, Tel: 319-334-9992

Taxpayer Information: S & B Promotions, LLC, PO Box 103, Manchester, IA 52057

Return Document To: James T Peters, 309 First St. E, Independence, Iowa 50644

Grantors: City of Manchester

Grantees: S & B Promotions, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2024 Page 674



QUIT CLAIM DEED

For the consideration of Seventeen Thousand Two Hundred Ten Dollar(s) and other valuable consideration, City of Manchester, a municipality organized and existing under the laws of Iowa, does hereby Quit Claim to S & B Promotions, LLC, a limited liability company organized and existing under the laws of Iowa,
all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

The East forty-four feet of the West 2/3 of Lot 17 of Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, except the North 100 feet thereof, excepting any instruments of record wherein descriptions were made on the basis that said lot was two hundred ten feet in its dimensions (commonly known as 108 Gay Street, Manchester, Iowa)

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: 01/02/2025

City of Manchester, an Iowa Municipality

By Erin Learn
Erin Learn, City Clerk

City of Manchester, an Iowa Municipality

By Connie Behnken
Connie Behnken, Mayor



STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 2, 2025
by Connie Behnken, as Mayor and Erin Learn, as City Clerk, of City of Manchester an Iowa Municipality.

Laura K. Thomas
Signature of Notary Public

