



Book 2025 Page 1042

Document 2025 1042 Type 03 001 Pages 2
Date 4/25/2025 Time 2:10:25PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$53.60

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: S & R Construction, Inc., 1155 275th Street, Masonville, Iowa 50654

Return Document To: S & R Construction, Inc., 1155 275th Street, Masonville, Iowa 50654

Grantors: Jim & Joni's Rentals LLC

Grantees: S & R Construction, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Jim & Joni's Rentals LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to S & R Construction, Inc., a corporation organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Five (5) of Thompson Estates First Addition to Delhi, Delaware County, Iowa, according to plat recorded in Book 2015, Page 2856

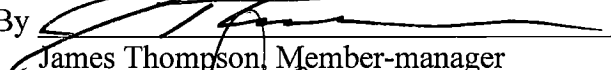
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

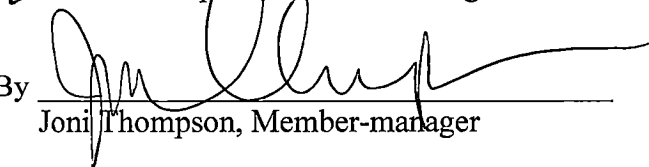
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: April 25, 2025.

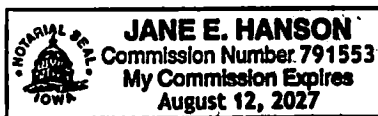
Jim & Joni's Rentals LLC, an Iowa limited liability company

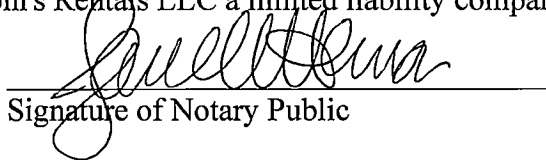
By 
James Thompson, Member-manager

By 
Joni Thompson, Member-manager

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 25, 2025, by James Thompson and Joni Thompson as Member-managers, of Jim & Joni's Rentals LLC a limited liability company.




Signature of Notary Public