

Recorded: 5/13/2025 at 1:25:48.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$319.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1211

Return To: Jeremiah W. White, 125 N. Vine Street, PO Box 475, West Union, Iowa 52175
Taxpayer: Elijah Pesek, 208 E. Union Street, Manchester, IA 52057
Preparer: Jeremiah W. White, 125 N. Vine Street, PO Box 475, West Union, IA 52175, Tel: 563-422-5631



WARRANTY DEED

For the consideration of Two Hundred Thousand Dollar(s) and other valuable consideration, 4A Rental Properties, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby convey to ~~Elijah Pesek, [REDACTED]~~, the following described real estate in Delaware County, Iowa:

*Elijah Pesek and Cassidy Tucker-Webb as joint ~~tenants with full rights of~~ survivorship

THE WEST SIXTY (60) FEET OF THE EAST TWO-THIRDS (E 2/3) OF LOT THREE (3), EXCEPT THE NORTH SEVENTY-SIX (76) FEET THEREOF, IN BURRINGTON'S ADDITION TO MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK I L.D., PAGE 245, AND EXCEPTING ANY INSTRUMENTS OF RECORD WHICH MIGHT AFFECT THE TITLE TO ABOVE DESCRIBED PART OF LOT WHEREIN DESCRIPTIONS WERE MADE ON THE BASIS THAT SAID LOT IS TWO HUNDRED TEN (210) FEET IN ITS DIMENSIONS

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.

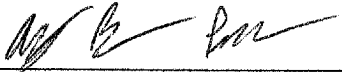
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated;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

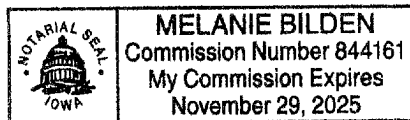
Dated: 5/8/25.

4A Rental Properties, LLC, an Iowa limited liability company

By 
Andrew Butikofer, President

STATE OF IOWA, COUNTY OF FAYETTE

This record was acknowledged before me on May 8, 2025,
by Andrew Butikofer, as President, of 4A Rental Properties, LLC a limited liability company.




Signature of Notary Public