



Book 2025 Page 1326

Document 2025 1326 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY 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:** Corinne Reed, 1700 Lime Street, Edinburg, Texas 78539

**Return Document To:** Corinne Reed, 1700 Lime Street, Edinburg, Texas 78539

**Grantors:** Dolan Properties LLC

**Grantees:** Corinne Reed

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

*Corinne Reed  
40 Tiffany Street  
P.O. Box 61  
Manchester IA 52065D*



# **WARRANTY DEED** (CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Hundred Fifty Thousand Dollar(s) and other valuable consideration, Dolan Properties LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Corinne Reed, the following described real estate in Delaware County, Iowa:

That part of Lot Twenty Eight (28) of "Nelson's Subdivision to Manchester, Iowa", according to plat recorded in Book 4 Plats, Pages 2-5, described as commencing at the Southwest corner of said Lot Twenty Eight (28), running thence North along the West line of said Lot Twenty Eight (28) one hundred ten and five-tenths (110.5) feet, thence Northeasterly to a point on the Easterly line of said Lot Twenty Eight (28) to a point which is equidistant between the Southeast corner of Lot Twenty Nine (29) and the Northwest corner of Lot Nineteen (19), running thence Southeasterly on the Easterly line of said Lot Twenty Eight (28) to the Northwest corner of Lot Nineteen (19), thence Southwesterly along the Southeasterly line of said Lot Twenty Eight (28) to the point of beginning; also that part of Lot Nineteen (19) of said "Nelson's Subdivision to Manchester, Iowa", described as commencing at the Northerly most corner of said Lot Nineteen (19) and running thence in a Southeasterly direction along the Northerly line of said Lot Nineteen (19) a distance of eight (8) feet, thence Southwesterly in a straight line to the Southwest corner of said Lot Nineteen (19), thence Northeast along the boundary separating Lot Nineteen (19) and Lot Twenty Eight (28) two hundred twenty five and five-tenths (225.5) feet to the point of beginning

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 grantor 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.

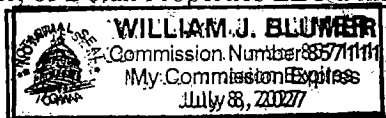
Dated: 5-26-25

Dolan Properties LLC, an Iowa limited liability company

By Patrick A. Dolan  
Patrick A. Dolan, Member

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 5-26-25, by Patrick A. Dolan, as Member, of Dolan Properties LLC a limited liability company.



[Signature]  
Signature of Notary Public