

Recorded: 6/20/2025 at 10:32:21.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$152.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1595

Return To: JOS Properties, LLC, 1580 162nd Ave, Manchester, IA 52057
Taxpayer: JOS Properties, LLC, 1580 162nd Ave, Manchester, IA 52057
Preparer: Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Tel: 563-744-3359



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, S & B Promotions, LLC, a limited liability company organized and existing under the laws of the state of Iowa organized and existing under the laws of Iowa, an Iowa limited liability company, does hereby Convey to JOS Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The West twenty one (21) feet of Lot Six Hundred Forty Three (643), Manchester, Iowa, and the East one-half (E½) of that part of Second Street lying immediately West of and adjoining said Lot Six Hundred Forty Three (643), all in Manchester, Iowa, according to the plat recorded in Book I, L.D., Page 284.

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: June 16, 2025

S & B Promotions, LLC, an Iowa limited liability company organized and existing under the laws of the state of Iowa

By Angela Summers
Angela Summers, Member

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on June 16, 2025,
by Angela Summers, as Member, of S & B Promotions, LLC a limited liability company
organized and existing under the laws of the state of Iowa.

Teresa Turnis
Signature of Notary Public

