

Recorded: 7/10/2025 at 2:50:03.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$175.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 1802

**Return To:** Chelsea Rae Hanson, 205 S Tama St, Manchester, IA 52057  
**Taxpayer:** Chelsea Rae Hanson, 205 S Tama St, Manchester, IA 52057  
**Preparer:** Todd J. Locher, 202 2nd Ave 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, does hereby Convey to Chelsea Rae Hanson, as a single person, the following described real estate in Delaware County, Iowa:

The South thirty nine (39) feet of Lot Two Hundred Five (205), and the South thirty nine (39) feet of the East six (6) feet of Lot Two Hundred Four (204), 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: July 9, 2025

S & B Promotions, LLC, a 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 July 9, 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

