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Date 7/10/2025 Time 2:56:33PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$139.20

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:** Marbach and Corcoran LLC, 716 Iowa Street, Ryan, Iowa 52330

**Return Document To:** Marbach and Corcoran LLC, 716 Iowa Street, Ryan, Iowa 52330

**Grantors:** 3XL Properties, L.L.C.

**Grantees:** Marbach and Corcoran LLC

**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, 3XL Properties, L.L.C., a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Marbach and Corcoran LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot One (1), Block Eighteen (18), Ryan, Iowa, according to plat recorded in Book 1 Plats, Page 42

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: July 10, 2025

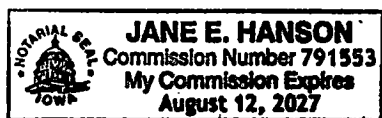
3XL Properties, L.L.C., an Iowa limited liability company

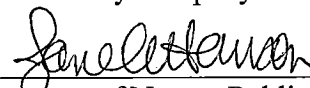
By

  
Lucas J. Leonard, Member-Manager

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 10, 2025, by Lucas J. Leonard, as Member-Manager, of 3XL Properties, L.L.C., a limited liability company.



  
Signature of Notary Public