

Recorded: 7/14/2025 at 11:07:46.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$703.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1834

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926

Taxpayer Information: Karli E. Hermsen and Brett J. Hermsen, 924 Red Oak St. Manchester, IA 52057

Return Document To: Karli E. Hermsen and Brett J. Hermsen, 924 Red Oak St. Manchester, IA 52057

Grantors: S & R Construction, Inc

Grantees: Karli E. Hermsen and Brett J. Hermsen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, S & R Construction, Inc, a corporation organized and existing under the laws of Iowa, does hereby Convey to Karli E. Hermesen and Brett J. Hermesen, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Twenty (20) of Oakview Estates First Subdivision A Subdivision Of Part Of The NE 1/4 Of The SW 1/4 Section 33, T89N, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 2022, Page 2892.

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.

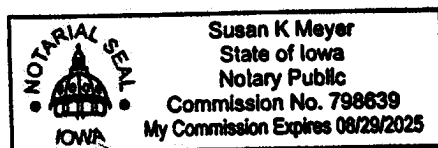
Dated: July 10, 2025

S & R Construction, Inc, an Iowa corporation

By [Signature]
Steve W. Pettlon, President

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on July 10, 2025,
by Steve W. Pettlon, as President, of S & R Construction, Inc a corporation.



[Signature]
Signature of Notary Public