

Recorded: 7/14/2025 at 1:29:28.0 PM
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: 1839

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: Troy M. Osterhaus, 204 Thompson Court, PO Box 353, Delhi, IA 52223

Return Document To: Troy M. Osterhaus, 204 Thompson Court, PO Box 353, Delhi, IA 52223

Grantors: S & R Construction, Inc.

Grantees: Troy M. Osterhaus

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 Troy M. Osterhaus, the following described real estate in Delaware County, Iowa:

Lot Four (4) of Thompson Estates First Addition to Delhi, Delaware County, Iowa according to Plat recorded in Book 2015, Page 2856

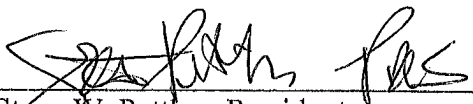
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

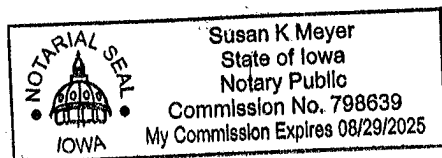
Dated: July 1, 2025

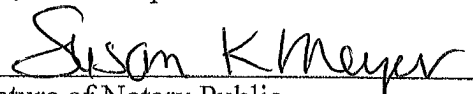
S & R Construction, Inc., an Iowa corporation

By 
Steve W. Pettlon, President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 1, 2025,
by Steve W. Pettlon, as President, of S & R Construction, Inc. a corporation.




Signature of Notary Public