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Recorded: 7/17/2025 at 11:32:27.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$148.80  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 1897

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

**Preparer Information:** Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

**Taxpayer Information:** Julia A. Flitsch, ~~409 Washington Street, Ryan, IA 52330~~ *5066 Highway 13, Central City IA 52214*

**Return Document To:** Julia A. Flitsch, ~~409 Washington Street, Ryan, IA 52330~~

**Grantors:** 3XL Properties, L.L.C. *5066 Highway 13, Central City IA 52214*

**Grantees:** Julia A. Flitsch

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ninety-Three Thousand Five Hundred 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 Julia A. Flitsch, the following described real estate in Delaware County, Iowa:

Lots Nine (9), Ten (10), Eleven (11), Twelve (12) and Thirteen (13), Block Fourteen (14), 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.

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: 7-13-25.

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

By [Signature]  
Lucas Leonard, Member

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 13, 2025,  
by Lucas Leonard, as Member, of 3XL Properties, L.L.C. a limited liability company.

[Signature]  
Signature of Notary Public

