

Recorded: 8/28/2025 at 1:10:36.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$594.40  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 2314

**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:** Connor Fields, 1016 Sage Oak Circle, Manchester, IA 52057

**Return Document To:** Connor Fields, 1016 Sage Oak Circle, Manchester, IA 52057

**Grantors:** S & R Construction, Inc.

**Grantees:** Connor Fields

**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 Connor Fields, as a Single Person, the following described real estate in Delaware County, Iowa: <sup>↑</sup>  
P.

Lot 13-1 of Oakview Estates Subdivision Of Lots 11, 12, 13, and 14 A  
Subdivision of Lots 11, 12, 13, and 14 Of Oakview Estates First Subdivision  
Section 33, T89N, R5W, Of The Fifth P.M., City of Manchester, Delaware  
County, Iowa, according to plat recorded in Book 2025, Page 2122

*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: August 27, 2025

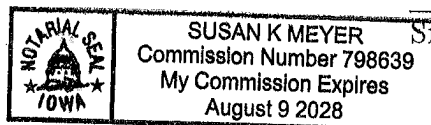
S & R Construction, Inc., an Iowa corporation

By [Signature]  
Steve W. Pettlon, President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 27, 2025,  
by Steve W. Pettlon, as President, of S & R Construction, Inc. a corporation.

Susan K Meyer



Signature of Notary Public