

Recorded: 10/24/2025 at 10:57:13.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$815.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2835

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: S & R Construction, Inc., 1155 275th St, Masonville, Iowa 50654

Return Document To: S & R Construction, Inc., 1155 275th St, Masonville, Iowa 50654

Grantors: Douglas R. Bishop and Denise L. Bishop

Grantees: S & R Construction, Inc.

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, Douglas R. Bishop and Denise L. Bishop, husband and wife, do hereby Convey to S & R Construction, Inc., a corporation organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Three (3) of Winlen Second Subdivision A Subdivision of Lot 1 Of Winlen Subdivision in the SW $\frac{1}{4}$ - NE $\frac{1}{4}$ and in the NW $\frac{1}{4}$ - SE $\frac{1}{4}$ of Section 33, T89N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2025, Page 2395

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.

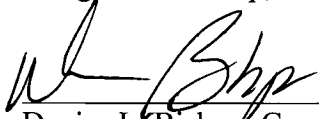
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 10/22/25.



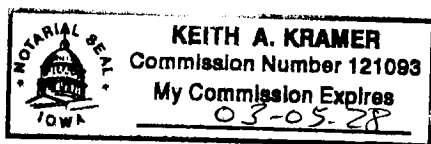
Douglas R. Bishop, Grantor

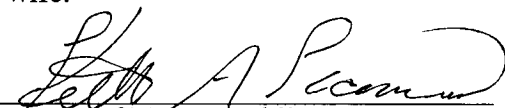


Denise L. Bishop, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on OCTOBER 22, 2025 by Douglas R. Bishop and Denise L. Bishop, husband and wife.





Signature of Notary Public