

Recorded: 10/31/2025 at 1:22:01.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$479.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2934

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Bruce Sands, 2431 220th Avenue, Delhi, IA 52223

Return Document To: Bruce Sands, 2431 220th Avenue, Delhi, IA 52223

Grantors: Keuter Contracting, Inc.

Grantees: Bruce Sands

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, Keuter Contracting, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Bruce Sands, a single person, the following described real estate in Delaware County, Iowa:

Lot Six (6) of MEI-SBD Subdivision A Subdivision Of Lot 3 And Lot 4 Of MEI-Paladin Subdivision, Part Of Lot 940, Manchester, And Part Of The SW 1/4 - NW 1/4 Section 32, T89N, R5W Of The 5th P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2020, Page 3334

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 Corporation 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.

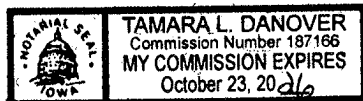
Dated: 10/31/25, 2025.

Keuter Contracting, Inc., an Iowa corporation

By Judy Keuter
Judy Keuter, President and Secretary

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on October 31, 2025, by Judy Keuter, as President and Secretary, of Keuter Contracting, Inc. a corporation.



[Signature]
Signature of Notary Public