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Date 1/12/2026 Time 12:36:18PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$291.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return to:

River Ridge Escrow Co.
600 Boyson Rd NE - STE 200
Cedar Rapids, IA 52402-7221

Return To: Tiffany Lyons, 712 S 3rd St, Manchester, IA 52057

Taxpayer: Tiffany Lyons, 712 S 3rd St, Manchester, IA 52057

Preparer: Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Tel: 563-744-3359



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, S & B Promotions, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Tiffany Lyons, the following described real estate in Delaware County, Iowa:

The South sixty five (65) feet of Lots Eight Hundred Ninety Five (895) and Eight Hundred Ninety Six (896), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284.

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: 12-31-2025

S & B Promotions, LLC, an Iowa limited
liability company

By Angela Summers
Angela Summers, Member

Delaware
STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on December 31-2025,
by Angela Summers, as Member, of S & B Promotions, LLC a limited liability company.



Teresa Turnis
Signature of Notary Public