

Recorded: 1/16/2026 at 1:10:42.0 PM  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 135

**Taxpayer:** S & B Promotions, LLC, PO Box 103, Manchester, IA 52057

**Prepared by/Return to:**

Todd J. Locher, Locher & Davis PLC, 202 2nd Avenue NW, Box 7, Farley, IA 52046

Ph: (563) 744-3359

### **AFFIDAVIT OF SERVICE AND COMPLIANCE**

RE: Lot Eight Hundred Sixty Four (864), and Lot Eight Hundred Sixty Three (863),  
Except the South forty (40.0) feet of said Lot Eight Hundred Sixty Three (863), all  
in Manchester, Iowa.

STATE OF IOWA     )  
                              )  
DUBUQUE COUNTY )

ss:

I, Todd J. Locher of Locher & Davis PLC, being duly sworn, depose and state as follows:

1. I am the attorney for S & B Promotions, LLC, Vendees under a Real Estate Contract - Installments dated and filed for record on July 10, 1989 in Book 49, Page 10.

2. On behalf of said Vendees, the undersigned has caused to be served by publication, a notice pursuant to Section 614.21(4) for Demand for Deed as provided in contract. A copy of said Demand for Deed is attached hereto as Exhibit A.


3. Attached hereto as Exhibit B is the Certificate of Publication showing proof of publication in the Manchester Press pursuant to Iowa Code Section 614.21(4)(a) on the successors in interest as identified in the Demand for Deed attached as Exhibit A.

4. At least 45 days have lapsed from the date of service upon the successors in interest to the Vendors.

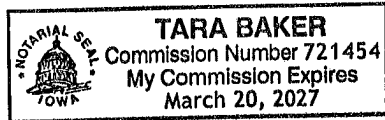
5. A deed has not been provided by the successors in interest nor has an action to foreclose on or forfeit the Real Estate Contract referenced in paragraph 1 above been commenced within said 45 day period.


6. Accordingly, Vendees hereby request that the Auditor correct the county records as provided in Section 558.67 to indicate that the rights of the Vendors have vested in the Vendees.

Dated this 15<sup>th</sup> day of January, 2026.

  
\_\_\_\_\_  
Todd J. Locher

Subscribed and sworn to before me on this 15<sup>th</sup> day of January, 2026 by Todd J. Locher.



  
\_\_\_\_\_  
Notary Public, State of Iowa

**DEMAND FOR DEED AS  
PROVIDED IN CONTRACT**



TO: The heirs of Burdette Stone and Helen Stone, namely: Elaine Ross, Tamara Stone, Constance Thurn, Burdette Stone, Jr., Caroline Vollbrecht, Geraldine Anders, Eddie Rask, Angela Rask, Timothy Rask, Wayne Meyer, Jeff Meyer, Craig Meyer and Jason Meyer.

The undersigned Vendee, S & B Promotions, LLC, pursuant to Iowa Code Section 614.21(4) hereby makes demand for Deed as provided in the Real Estate Contract, dated and filed for record on July 10, 1989 in Book 49 Page 10 in the Delaware County Recorder's Office, which Burdette Stone and Helen Stone are Vendors and Ralph Neuhaus is Vendee. Ralph Robert Neuhaus died on March 27, 2002, passing his interest in the property to Betty Jean Neuhaus. Betty Jean Neuhaus died on October 2, 2018. In accordance with the Last Will and Testament of Betty Jean Neuhaus dated April 10, 2002, title to 701 S 3<sup>rd</sup> Street was transferred to the Betty Jean Neuhaus Revocable Trust by Court Officer's Deed dated June 22, 2020 and filed on June 23, 2020 in Book 2020 Page 2062 of the records of Delaware County, Iowa. The Betty Jean Neuhaus Revocable Trust subsequently conveyed the property to S & B Promotions, LLC by Trustee's Warranty Deed dated October 18, 2023 and filed on October 20, 2023 in Book 2023 Page 2621 in the records of Delaware County, Iowa.

Burdette Stone died on September 17, 2001. Helen Stone died on March 5, 1995. Burdette Stone and Helen Stone were survived by six children, namely Caroline Rask, Leona Meyer, Elaine Ross, Tamara Stone, Constance Thurn, and Burdette Stone, Jr. Upon Burdette Stone and Helen Stone's death, their interest as vendor in the contract referenced above passed to their children, equally, per stirpes, pursuant to Iowa law.

If such deed is not provided within forty-five (45) days from the date of service of this notice, the undersigned will file an affidavit showing service and compliance with Section 614.21 of the Code of Iowa whereupon the Delaware County Auditor shall correct the county records as provided in Section 558.66(1) to indicate the rights of the Vendors have vested in S & B Promotions, LLC, as Vendee.

S & B Promotions, LLC, Vendee

A handwritten signature in black ink, appearing to be "TJ Locher", written over a horizontal line.

Todd J. Locher AT0004721  
Locher & Davis PLC  
202 2<sup>nd</sup> Ave NW  
PO Box 7  
Farley IA 52046  
T: (563) 744-3359  
F: (563) 202-7253  
E: tlocher@locherlaw.com

ATTORNEY FOR VENDEE

STATE OF IOWA  
DUBUQUE COUNTY

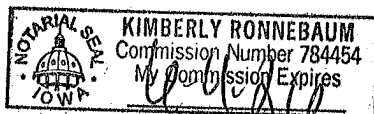
SS:

## CERTIFICATE OF PUBLICATION

I, Tiffany Lott, of Woodward Communications, Inc., an Iowa corporation, publisher of the Manchester Press, a newspaper of general circulation published in the City of Manchester, County of Delaware and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates 11-21, 12-11 & 12-11, 2024 and for which the charge is \$ 10.00.

*Tiffany Lott*

Subscribed to before me, a Notary Public in and for Delaware County, Iowa, this 11th day of Dec. 20 24



*Kimberly Ronnebaum*  
Notary Public in and for  
Delaware County, Iowa

### DEMAND FOR DEED AS PROVIDED IN CONTRACT

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2023 and filed on October 20, 2023 in Book 2023 Page 2621 in the records of Delaware County, Iowa.

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S & B Promotions, LLC, Vendee  
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ATTORNEY FOR VENDEE  
11-27/12-4-11

