



**Book 2026 Page 1731**  
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**Date 6/26/2026 Time 10:22:26AM**  
**Rec Amt \$12.00 Aud Amt \$5.00**  
**Rev Transfer Tax \$71.20**

**Daneen Schindler, RECORDER/REGISTRAR**  
**DELAWARE COUNTY IOWA**

**Return To:** S & B Promotions, LLC, 1776 Buchanan-Delaware Ave., Masonville, IA 50654  
**Taxpayer:** S & B Promotions, LLC, 1776 Buchanan-Delaware Ave., Masonville, IA 50654  
**Preparer:** Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736, Tel: (563) 927-2782



### **WARRANTY DEED**

For the consideration of Forty-Five Thousand Dollars (\$45,000) and other valuable consideration, Joyce Johnson, a single person, does hereby Convey to S & B Promotions, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

That part of Lot Nineteen (19), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, described as commencing at a point on Gay Street five (5.0) feet East from Southwest corner of said Lot Nineteen (19), running thence East on Gay Street sixty five (65.0) feet, thence North parallel with the East line of said Lot to a point one hundred (100.0) feet South of the North line of said Lot, thence West parallel with the North line of said Lot sixty five (65.0) feet, thence South to the point of beginning,

together with any easements and appurtenant servient estates, but subject to any reasonable easements of record for public utilities or roads, any zoning restrictions, customary restrictive covenants, fence agreements that run with the property, and mineral reservations of record, if any.

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 § 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantor does hereby covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that 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 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.

Dated: June 23, 2026

  
Joyce Johnson, Grantor

STATE OF IOWA, COUNTY OF DELAWARE ) ss:

This record was acknowledged before me on this 23<sup>rd</sup> day of June 2026 by Joyce Johnson.

  
Signature of Notary Public

