

Recorded: 8/20/2026 at 3:15:34.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$129.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2455

Return To: Nathan Murphy, 512 S 5th St, Manchester, IA 52057
Taxpayer: Nathan Murphy, 512 S 5th St, Manchester, IA 52057
Preparer: Andrew C. Ball, 202 2nd Ave 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 Nathan Murphy, the following described real estate in Delaware County, Iowa:

Lots Eight Hundred Seven (807), Eight Hundred Eight (808) and Eight Hundred Nine (809), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284, except the North forty eight (48) feet of said lots.

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: 8-18-2026.

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

By Angela Summers
Angela Summers, Member

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on August 18, 2026,
by Angela Summers, as Member, of S & B Promotions, LLC a limited liability company.



Teresa Turnis
Signature of Notary Public