Recorded: 11/17/2026 at 2:39:18.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $183.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3373

Return To: Jamie Maxwell, Jr, 708 S 3rd St, Manchester, IA 52057
Taxpayer: Jamie Maxwell, Jr, 708 S 3rd 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 Jamie Maxwell, Jr., the following described real estate in Delaware County, Iowa:

North fifty (50) feet of Lots Eight Hundred Ninety Five (895) and ~~Eighty~~ 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: November 16 2026.

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

By Angela Summers Member
Angela Summers, Member

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on November 16, 2024, by Angela Summers, as Member, of S & B Promotions, LLC a limited liability company.

Teresa Turnis
Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-27