Recorded: 5/26/2020 at 10:53:40.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $207.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 1609

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information:
Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Evan M. Francois and Hadassah N. Close, 453 S. Brewer St, Manchester, Iowa 52057

Return Document To:
Evan M. Francois and Hadassah N. Close, 453 S. Brewer St, Manchester, Iowa 52057

Grantors:
S & K Concrete & Property Maintenance, LLC

Grantees:
Evan M. Francois and Hadassah N. Close

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

Warranty Deed
(Corporate/Business Entity Grantor)

For the consideration of $130,000.00 Dollar(s) and other valuable consideration, S & K Concrete & Property Maintenance, LLC, a limited liability company organized and existing under the laws of Iowa does hereby Convey to Evan M. Francois and Hadassah N. Close, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

The East one half (E 1/2) of the North sixty (60.0) feet of Lot Twenty Five (25), A. R. Loomis Addition to Manchester, Iowa, according to plat recorded in Book 15, L.D., Page 410.

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: May 19, 2020.

S & K Concrete & Property Maintenance, LLC, a limited liability company

By _____
Steven J. Klosterman, member-manager

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 19, 2020, by Steven J. Klosterman as member-manager of S & K Concrete & Property Maintenance, LLC.

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 1-25-2020

Teresa Turnis
Signature of Notary Public

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