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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $71.20
Rev Stamp# 450 DOV# 442

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
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:
3XL Properties, L.L.C., c/o Lucas Leonard, 510 E Howard St, Manchester, Iowa 52057

Return Document To:
3XL Properties, L.L.C., c/o Lucas Leonard, 510 E Howard St, Manchester, Iowa 52057

Grantors:
Brian Oberreuter and
Kathy Oberreuter

Grantees:
3XL Properties, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED

For the consideration of $10.00 Dollar(s) and other valuable consideration, Brian Oberreuter and Kathy Oberreuter, husband and wife, do hereby Convey to 3XL Properties, L.L.C. the following described real estate in Delaware County, Iowa:

Lot Two (2) of Hill's First Addition, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2002, Page 4458

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 15, 2020.

Brian Oberreuter, Grantor

Kathy Oberreuter, Grantor

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on October 15, 2020, by Brian Oberreuter and Kathy Oberreuter, husband and wife.

Signature of Notary Public

NOTARIAL SEAL IOWA
JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2021

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