Recorded: 12/21/2022 at 8:12:46.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $647.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3726

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Timothy J. Vick & Melissa Ann Vick, 924 White Oak Street, Manchester, IA 52057

Return Document To: Timothy J. Vick, 924 White Oak Street, Manchester, IA 52057

Grantors: S & R Construction, Inc.

Grantees: Timothy J. Vick and Melissa Ann Vick

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Four Hundred Five Thousand Dollar(s) and other valuable consideration, S & R Construction, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Timothy J. Vick and Melissa Ann Vick, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot 30 of Oakview Estates First Division a subdivision of Part of the NE¼ of the SW¼ Section 33, T89N, R5W of the 5th P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2022, Page 2892

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 Corporation 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: December 19, 2022.

S & R Construction, Inc., an Iowa corporation

By _____
Steve W. Pettlon, President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 19, 2022, by Steve W. Pettlon, as President, of S & R Construction, Inc. a corporation.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30,2025

_____
Signature of Notary Public

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