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Document 2024 1759 Type 03 001 Pages 3
Date 7/25/2024 Time 8:17:47AM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $251.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: S & C Holdings, LLC, 1843 Firefly Road, Manchester, Iowa 52057

Return Document To: S & C Holdings, LLC, 1843 Firefly Road, Manchester, Iowa 52057

Grantors: Kevin J. Graybill and Brian J. Graybill as co-trustees of Patricia A. Graybill Revocable Trust Agreement dated April 14, 2022

Grantees: S & C Holdings, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Kevin J. Graybill and Brian J. Graybill, Co-Trustees of Patricia A. Graybill Revocable Trust Agreement dated April 14, 2022, does hereby Convey to S & C Holdings, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Two Hundred Seventy-three (273), and the East one-half (E 1/2) of Lot Two Hundred Seventy-four (274), 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 grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated: July 24, 2024.

Patricia A. Graybill Revocable Trust Agreement dated April 14, 2022

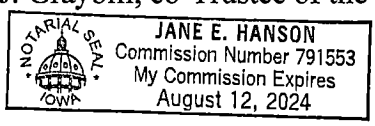
By _____
Kevin J. Graybill, as co-Trustee

By _____
Brian J. Graybill, as co-Trustee

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STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 24, 2024, by Kevin J. Graybill, co-Trustee of the above-entitled trust.



Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 24, 2024, by Brian J. Graybill, co-Trustee of the above-entitled trust.



Signature of Notary Public