Recorded: 3/31/2025 at 4:01:59.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $4.39
Combined Fee: $21.39
Revenue Tax: $57.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 806

Return To: S & B Promotions, LLC, 1776 Buchanan-Delaware Avenue, Masonville, IA 50654
Taxpayer: S & B Promotions, LLC, 1776 Buchanan-Delaware Avenue, Masonville, IA 50654
Preparer: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076, Tel: 563-933-4334

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Gary A. Porter, single, does hereby Convey to S & B Promotions, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

South 70' of the West 331' of Lot 1, Subdivision of NW ¼ NE ¼ Section Two (2), Township Ninety (90) North, Range 5 West of the 5th P.M. according to Plats recorded in Book A Plats, Page 55.

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.

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: 3-7-25.

Gary A. Porter

Gary A. Porter, Grantor

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on March 7, 2025 by Gary A. Porter.

John C Compton

Signature of Notary Public

JOHN C COMPTON
Commission Number 129361
My Commission Expires
8-31-2025

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