

Recorded: 6/27/2022 at 1:42:18.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1977

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

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

Taxpayer Information: Shelly Schrader and Todd Schrader, 2095 170th Street, Manchester, IA 52057

Return Document To: Shelly Schrader, 2095 170th Street, Manchester, IA 52057

Grantors: 170th Street Investments, LLC

Grantees: Shelly Schrader and Todd Schrader

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, 170th Street Investments, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Shelly Schrader and Todd Schrader, as wife and husband, 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 sixty (60) feet of the West one hundred eighty (180) feet of the South one hundred fifteen (115) feet of that part of Lot Nine (9) of the Subdivision of the Southwest Quarter (SW1/4) and the South one-half (S1/2) of the Northwest Quarter (NW1/4) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to the plat recorded in Book A Plats, Page 4, that lies North of Prospect Street in Manchester, Iowa.

~~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.~~ CJK


This deed is exempt according to Iowa Code 428A.2(21).

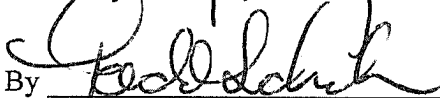
The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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: June 23, 2022.

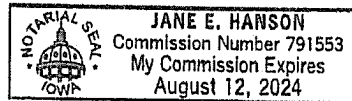
170th Street Investments, LLC, an Iowa limited liability company

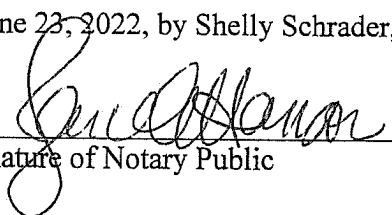
By 
Shelly Schrader, member

By 
Todd Schrader, member

STATE OF IOWA, COUNTY OF DELAWARE

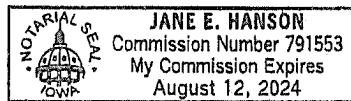
This record was acknowledged before me on June 23, 2022, by Shelly Schrader, as member, of 170th Street Investments, LLC.

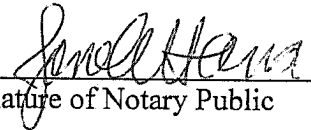



Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on _ June 23, 2022, by Todd Schrader, member of 170th Street Investments, LLC.




Signature of Notary Public