

Recorded: 7/25/2022 at 1:10:55.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$919.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2241

WARRANTY DEED
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: Orchard Lane Estates LLC, 1853 S. Countrywood Drive, Wasilla, AK 99623

Return Document To: Orchard Lane Estates LLC, 1853 S. Countrywood Drive, Wasilla, AK 99623

Grantors: Deann L. Struble

Grantees: Orchard Lane Estates LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Six Hundred Fifty Thousand Dollar(s) and other valuable consideration, Deann L. Struble, a single person, does hereby Convey to Orchard Lane Estates LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

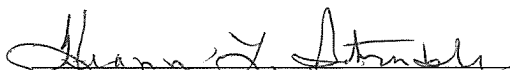
An undivided one-half interest in Lots One (1), Twelve (12), Forty Three (43), Forty Four (44) and Forty Five (45) of Nelson's Subdivision to Manchester, Iowa, according to plat recorded in Book 4 Plats, Pages 2-5; also Lot Forty Six (46) of the Amended And Substituted Plat Of Lot 46 And Lot 48 Of Nelson's Subdivision Of Part Of The N½ Of The S½ Of Section 20, T89N, R5W, Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 81, except that part described as commencing at the Northeast corner of the Southeast Quarter (SE¼) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., thence West along the North line of said Southeast Quarter (SE¼) two thousand four hundred forty (2440) feet, thence South thirty three (33) feet to a point on the West line of the abandoned Manchester and Oneida Railroad Company right of way, thence Southwesterly along a one thousand nine hundred thirty five (1935) feet radius curve concave Westerly seven hundred fifty two (752) feet to the point of beginning, thence South 78° 28' West one hundred twenty three and seven-tenths (123.7) feet, thence South 2° 30' West seventy (70) feet, thence North 78° 28' East one hundred twenty three and seven-tenths (123.7) feet, thence North 2° 30' East seventy (70) feet to the point of beginning

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.

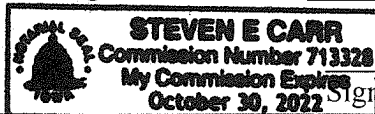
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 13 July 2022.


Deann L. Struble, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 13, 2022 by
Deann L. Struble, single.




Signature of Notary Public