

Recorded: 8/2/2022 at 9:15:54.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$135.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2303

Return To: Clayton M. Holman, 529 Prospect St., Manchester, IA 52057
Taxpayer: Clayton M. Holman, 529 Prospect St., Manchester, IA 52057
Preparer: Mark A Roeder, 119 E Main St, Manchester, IA 52057, Phone: (563) 927-2782



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, David W. McGraw and Katherine M. McGraw, a married couple, do hereby convey to Clayton M. Holman, the following described real estate in Delaware County, Iowa:

That part of Lot Nine (9) of the Subdivision of the Southwest Quarter (SW 1/4) and the South one-half (S 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. according to plat recorded in Book A Plats, Page 4, described as commencing at the Northeast corner of Lot Ten (10) of said Subdivision, running thence North to the South line of Prospect Street, thence West along the South line of Prospect Street sixty six (66.0) feet, thence South to the North line of said Lot Ten (10), thence East along the North line of Lot Ten (10), 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 § 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: 7/28/22.

David W. McGraw
David W. McGraw, Grantor

Katherine M. McGraw
Katherine M. McGraw, Grantor

STATE OF IOWA, COUNTY OF DELAWARE) ss:

This record was acknowledged before me on the 28 day of July 2022
by David W. McGraw, married.



Mark A. Roeder
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE) ss:

This record was acknowledged before me on 28 day of July 2022 by
Katherine M. McGraw, married.



Mark A. Roeder
Signature of Notary Public