

Recorded: 8/9/2022 at 1:46:20.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 2367

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

**Taxpayer Information:** Gritz/Decker Revocable Trust U/A dated June 9, 2016, 108 Bailey Drive Unit 6, Manchester, IA 52057

**Return Document To:** Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

**Grantors:** Jean Anne Griswold

**Grantees:** Gritz/Decker Revocable Trust U/A dated June 9, 2016

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jean Anne Griswold, a single person, does hereby Convey to the Gritz/Decker Revocable Trust U/A dated June 9, 2016, the following described real estate in Delaware County, Iowa:

**Unit 108 F in Bailey Drive Estates, according to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2005, Page 3954, and First Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2019, Page 837, and Second Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2020, Page 2339, and Third Amendment to Declaration of Submission to Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2020, Page 3078, together with the undivided interest in the common elements appurtenant to said Unit.**


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.

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

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.

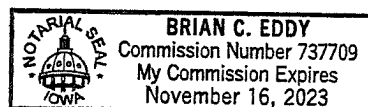
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

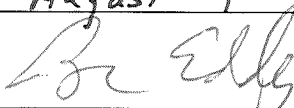
Dated: August 9, 2022.

  
Jean Anne Griswold, Grantor

STATE OF IOWA, COUNTY OF Buchanan

This record was acknowledged before me on August 9, 2022  
by Jean Anne Griswold, a single person.



  
Signature of Notary Public