



Book 2022 Page 2410

Document 2022 2410 Type 03 001 Pages 2
Date 8/12/2022 Time 12:58:47PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$209.60

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Six Pack Properties, Inc., 2418 180th Ave, Manchester, IA 52057

☒ **Return Document To:** Six Pack Properties, Inc., 2418 180th Ave, Manchester, IA 52057

Grantors: Irma Jeanne Cox

Grantees: Six Pack Properties, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Irma Jeanne Cox, a single person, does hereby Convey to Six Pack Properties, Inc., a corporation organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

That part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty Two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at a point on the South line of the right of way of the Dubuque & Sioux City Railroad Company, now the Canadian National/Illinois Central Gulf Railroad, where the East line of Brewer Street in the City of Manchester, Iowa, crosses the South line of said right of way, thence East eight (8) rods, thence South one hundred seventy nine and eighty four hundredths (179.84) feet, thence West eight (8) rods to the East line of said Brewer Street, thence North one hundred seventy nine and eighty four hundredths (179.84) 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.

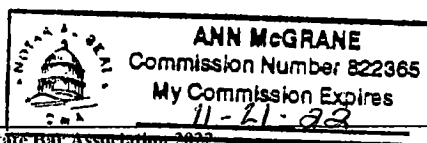
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 8-12-2022

Irma Jeanne Cox
Irma Jeanne Cox, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 12, 2022 by
Irma Jeanne Cox, a single person.



Ann McGrane
Signature of Notary Public