

Recorded: 8/23/2022 at 1:34:29.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$73.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2515

Return Document To: Community Savings Bank, 221 East Main St., Manchester, IA 52057
Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304
Address Tax Statement: Mitchell Heims and Lindsey Heims, 917 & 921 N. 7th St., Manchester, IA 52057
AB#22-02307

WARRANTY DEED

For the consideration of One and No/100----- Dollar(s) and other valuable consideration, Jonathan D. Tegeler and Kaitlin N. Tegeler, husband and wife, do hereby Convey to Mitchell Heims and Lindsey Heims, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots 5 and 6 of Tanglewood Subdivision - Plat No. 3 (also previously having been described as Tangelwood Subdivision – Plat No. 3), City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2005, Page 1095.

Subject to easements, restrictions, covenants, ordinances, and limited access provisions of record.

- ☒ **There IS NOT a 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.**
- ☐ **There IS a 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 a groundwater hazard statement is being submitted herewith.**

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: 08-19-2022



[Signature]
Jonathan D. Tegeler

[Signature]
Kaitlin N. Tegeler

STATE OF IOWA, BRACHTAWK COUNTY, ss.

This instrument was acknowledged before me on this 19 day of AUGUST, 2022, by Jonathan D. Tegeler and Kaitlin N. Tegeler, husband and wife.

[Signature]
Notary Public in and for the State of Iowa