

Recorded: 8/24/2022 at 1:23:43.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$316.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2535

Return To: Scott and Shannon Baldwin, 104 Grayson Ct., Manchester, IA 52057
Taxpayer: Scott and Shannon Baldwin, 104 Grayson Ct., Manchester, IA 52057
Preparer: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164



WARRANTY DEED

For the consideration of One Hundred Ninety-Eight Thousand Dollar(s) and other valuable consideration, Zachary J. Stecklein, a single person, does hereby Convey to Scott : Baldwin and Shannon : Baldwin, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Two (2) of Grayson's First Subdivision, a Subdivision of Lot Twelve (12) of Sunrise Acres Addition, City of Manchester, Delaware County, Iowa, according to the plat recorded in Book 3 Plats, Page 182

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.

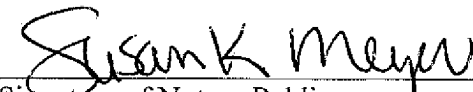
Dated: 8/24/22


Zachary J. Stecklein, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 24, 2022 by Zachary J. Stecklein, single.




Signature of Notary Public