

Recorded: 9/1/2022 at 8:46:46.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$143.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 2609

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

**Preparer Information:** John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076, Phone: 563-933-4334

**Taxpayer Information:** Trevor L. and Chloe E. Bailey, 132 Kayle Drive, Manchester, IA 52057

**Return Document To:** Trevor L. Bailey, 132 Kayle Drive, Manchester, IA 52057

**Grantors:** Julie Walthart and Douglas Walthart

**Grantees:** Trevor L. Bailey and Chloe E. Bailey

**Legal Description:** See Page 2

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



## WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Julie Walthart (f/k/a Julie Brooks) and Douglas Walthart, wife and husband, do hereby Convey to Trevor L. Bailey and Chloe E. Bailey, 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 Eighteen (18) of Grayson's First Subdivision, a Subdivision of Lot Twelve (12) of Sun Rise Acres Addition, City of Manchester, Delaware County, Iowa, according to 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.

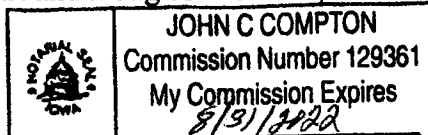
Dated: 8-30-22.

Julie Walthart  
Julie Walthart, Grantor

Douglas Walthart  
Douglas Walthart, Grantor

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on August 30, 2022 by Julie Walthart and Douglas Walthart, wife and husband.



John C. Compton  
Signature of Notary Public