

Recorded: 9/12/2022 at 8:14:34.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$295.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2716

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Melani Moorman, 605 E Union Street, Manchester, IA 52057

Return Document To: Melani Moorman, 605 E Union Street, Manchester, IA 52057

Grantors: Norita N. Moorman

Grantees: Melani Moorman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Eighty-Five Thousand Dollar(s) and other valuable consideration, Norita N. Moorman, a single person, does hereby Convey to Melani Moorman, the following described real estate in Delaware County, Iowa:

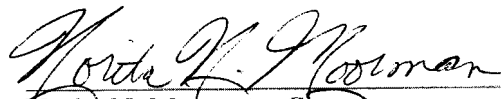
That part of Lot Three Hundred Nine (309), Manchester Iowa, according to plat recorded in Book I L.D., Page 284, described as commencing at a point two hundred thirteen and three-tenths (213.3) feet West of the Northeast corner of said Lot Three Hundred Nine (309) and running thence West ninety six (96.0) feet more or less to a point which is three hundred thirty nine (339.0) feet East of the Northwest corner of said Lot Three Hundred Nine (309), thence South one hundred (100.0) feet, thence East to a point directly South of the point of beginning, thence North one hundred (100.0) 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: 9/6/22


Norita N. Moorman, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 9/6/22 by
Norita N. Moorman, single.




Signature of Notary Public