

Recorded: 9/13/2022 at 9:01:18.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$263.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 2743

**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:** Elizabeth Koloc, 1232 N 3rd Street, Manchester, IA 52057

**Return Document To:** Elizabeth Koloc, 1232 N 3rd Street, Manchester, IA 52057

**Grantors:** Nicole Ridenour f/k/a Nicole E. Oehler

**Grantees:** Elizabeth Koloc, Pamela M Koloc, and Arnold Koloc

**Legal Description:** See Page 2

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



## WARRANTY DEED

For the consideration of One Hundred Sixty-Four Thousand Eight Hundred Dollar(s) and other valuable consideration, Nicole Ridenour f/k/a Nicole E. Oehler, a single person, does hereby Convey to Elizabeth Koloc, a single person, and Pamela M Koloc and Arnold Koloc, wife and husband, as joint tenants, the following described real estate in Delaware County, Iowa:

The East one hundred ten (110.0) feet of Lot Sixty Seven (67) of Henry Acers' Addition to the Town of Manchester, Delaware County, Iowa, according to plat recorded in Book 1 Plats, Page 1

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.

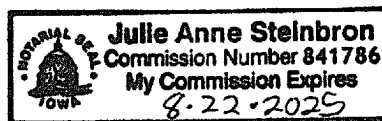
Dated: 9/7/2022.

Nicole Ridenour

Nicole Ridenour f/k/a Nicole E. Oehler, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on Sept 7th, 2022 by  
Nicole Ridenour f/k/a Nicole E. Oehler, single.



[Signature]  
Signature of Notary Public