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Date 9/28/2022 Time 10:02:34AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$252.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To Taxpayer: Brianna K. Bailey, 905 Oak St., Manchester, IA 52057

Preparer: Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1st Street East, Independence, IA 50644 (319) 334-4488**WARRANTY DEED**

For the consideration of one Dollar(s) and other valuable consideration, Allen J. and Judith E. Olsen, a married couple, and Michael W. and Nicole R. McAulay, a married couple, as joint tenants, do hereby Convey to Brianna Bailey, a single person, the following described real estate in Delaware County, Iowa:

The North one-half (N ½) of Lot Fifteen (15), except the East eighty (80) feet thereof, in Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Page 484.

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.

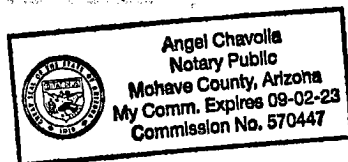
Dated: September 20, 2022.

PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401


Allen J. Olsen
Judith E. Olsen
Michael W. McAulay
Nichole R. McAulay


Arizona
STATE OF IOWA, COUNTY OF Mohave ss.

This record was acknowledged before me this 20 day of September 2022, by Allen J. Olsen and Judith E. Olsen.


Signature of Notary Public

STATE OF IOWA, COUNTY OF Delaware ss.

This record was acknowledged before me this 29th day of September 2022, by Michael W. McAulay and Nichole R. McAulay.
McAulay McAulay


Signature of Notary Public
Public