

Recorded: 9/30/2022 at 3:52:22.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$255.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 2950

**Return To & Taxpayer:** Adam Kelchen, 308 W Acers Street, Manchester, IA 52057

**Preparer:** Michael J Schuster, 318 South River Park Drive, PO Box 609, Guttenberg, IA 52052, Phone: 563-252-1733



### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Doug Hogan and Danica Hogan, husband and wife, do hereby Convey to Adam Kelchen, unmarried, the following described real estate in Delaware County, Iowa:

Lot Three (3) of McIntosh Second Addition, a Subdivision of Part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼), Section Thirty Three (33), Township Eighty Nine North (T89N), Range Five West (R5W) of the Fifth (5th) P.M., City of Manchester, Iowa, according to plat recorded in Book 3 Plats, Page 212

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.

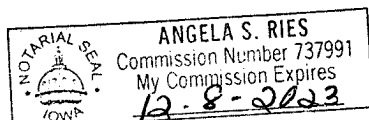
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Doug Hogan 9-29-22  
Doug Hogan, Grantor Date

Danica Hogan 9-29-22  
Danica Hogan, Grantor Date

STATE OF IOWA, COUNTY OF Dubuque:

This record was acknowledged before me on September 29, 2022 by Doug Hogan and Danica Hogan, husband and wife.



Angela S. Ries  
Signature of Notary Public