

Recorded: 10/14/2022 at 2:45:59.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$205.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3113

Preparer Information: Erick Skogman, E.J.D.S., 417 1st Avenue SE, Cedar Rapids, IA 52401 (319)363-8285
Return Document To/Address Tax Statements: Jeffrey S. Phillips, Jr., 1016 N. Franklin St, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration Sheldon J. Phillips and Kelly Phillips, husband and wife, do hereby convey to Jeffrey S. Phillips, Jr. the following described real estate in Delaware County, Iowa:

The North ninety four (94.0) feet of Lot Twenty Nine (29), except the West eighty five (85.0) feet thereof, and the South two (2.0) feet of Lot Thirty (30), except the West eighty five (85.0) feet thereof, in Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/has 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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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.

Mark the true statement with "X"

☒ *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.*

☐ *This transaction is not exempt from the requirement to submit a groundwater hazard statement.*

Dated: 10-10-2022

Sheldon J. Phillips

Sheldon J. Phillips

Kelly Phillips

Kelly Phillips

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me this 10 day of October, 2022 by
Sheldon J. Phillips and Kelly Phillips, husband and wife.

Kristine Baldwin

Notary Public - State of Iowa

