

Recorded: 11/14/2022 at 9:54:46.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$271.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3386

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644
Taxpayer: Alex Elgin, 824 E. Butler Street, Manchester, IA 52057
Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644, Phone: 319-334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Brandi Nefzger, a single person, does hereby Convey to Alex Elgin, a single person, the following described real estate in Delaware County, Iowa:

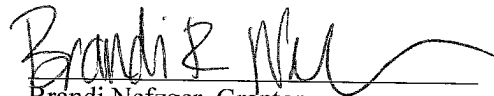
The West one hundred thirty (130.0) feet of the South one-half (S 1/2) of Lot Seventeen (17), Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Page 484.

***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.

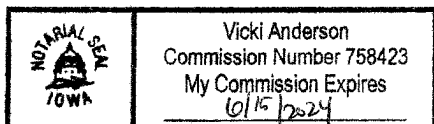
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

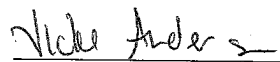
Dated: November 10, 2022.


Brandi Nefzger, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on November 10, 2022 by Brandi Nefzger, a single person.




Signature of Notary Public