

Recorded: 11/28/2022 at 1:32:14.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$343.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3495

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Crystal McMullen and Paul McMullen, 833 E. Butler Street, Manchester, Iowa 52057

Return Document To: Crystal McMullen and Paul McMullen, 833 E. Butler Street, Manchester, Iowa 52057

Grantors: Mary Ellen Ryan

Grantees: Crystal McMullen and Paul McMullen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Mary Ellen Ryan, a single person, does hereby Convey to Crystal McMullen and Paul McMullen, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

That part of Lot 7 of Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Pages 484-485, described as commencing at the Northeast corner of said Lot 7 and running thence South on the East line of said Lot 7, a distance of 125 feet, thence West 165.3125 feet, thence Northeasterly to a point 136 feet West of 90 feet South of the point of beginning thence North 90 feet to the North line of said Lot 7, thence East 136 feet to the point of beginning, except the East 7 ½ feet thereof

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.

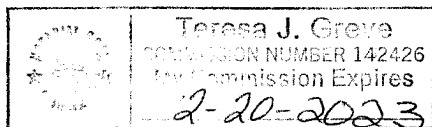
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: November 18, 2022.

Mary Ellen Ryan
Mary Ellen Ryan, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 18, 2022 by Mary Ellen Ryan, a single person.



Teresa J. Greve
Signature of Notary Public