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Document 2022 3602 Type 03 001 Pages 2
Date 12/09/2022 Time 11:49:22AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$175.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Joseph D. Dittrick, 512 E. Delaware Street, Manchester, IA 52057

Return Document To: Joseph D. Dittrick, 512 E. Delaware Street, Manchester, IA 52057

Grantors: Diane K. Ogden and Jeffrey L. Ogden as co-trustees of Hughes Memorial Trust

Grantees: Joseph D. Dittrick

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Diane K. Ogden and Jeffrey L. Ogden, Co-Trustees of Hughes Memorial Trust, does hereby Convey to Joseph D. Dittrick, the following described real estate in Delaware County, Iowa:

Lots One Hundred Seventy Seven (177) and One Hundred Seventy Eight (178), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284; And all of the Trust's right, title and interest in and to the following described real estate: also the West one-half (W1/2) of that part of vacated Potter Street lying South of the Southerly boundary line of Lot One Hundred Sixty Six (166) and North of the North line of Delaware Street in the City of Manchester, Iowa; title to said real estate is not warranted

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.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated: December 8, 2022.

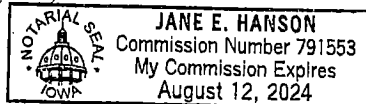
Hughes Memorial Trust

By Diane K. Ogden
Diane K. Ogden, as Co-Trustee

By Jeffrey L. Ogden
Jeffrey L. Ogden, as Co-Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 8, 2022 by Diane K. Ogden and Jeffrey L. Ogden, as Co-Trustees of the above-entitled trust.



Jane E. Hanson
Signature of Notary Public