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Date 12/13/2022 Time 1:37:19PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$474.40

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Ashley A. Brehme and Cody J. Brehme, 919 Doctor St, Manchester, IA 52057

**Return Document To:** Ashley A. Brehme and Cody J. Brehme, 919 Doctor St, Manchester, IA 52057

**Grantors:** Joanne O. Hansel

**Grantees:** Ashley A. Brehme and Cody J. Brehme

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Joanne O. Hansel, a single person, does hereby Convey to Ashley A. Brehme and Cody J. Brehme, wife and husband, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

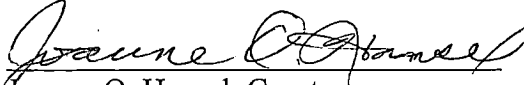
The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty Four (34), except the West four (4) rods of the North thirty (30) rods thereof; and the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty Four (34), except that part described as commencing at the Southeast corner of said Section Thirty Four (34) and running thence North along the center of the road ninety nine (99) feet, thence Northwesterly along the center of the road two hundred (200) feet to the point of beginning, thence North four hundred fifty (450) feet, thence West six hundred thirty seven (637) feet, thence South thirty five (35) feet to the center of the road, thence Southeasterly along the center of said road to the point of beginning, all in Township Ninety (90) North, Range Six (6) West of the Fifth P.M., Delaware County, Iowa.

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.

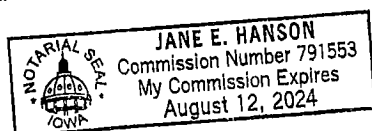
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: December 12, 2022.

  
Joanne O. Hansel, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 12, 2022 by Joanne O. Hansel, a single person.



  
Signature of Notary Public