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Document 2022 3671 Type 03 001 Pages 2

Date 12/16/2022 Time 3:07:43PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$184.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Kim A. Harbaugh and Karen S. Harbaugh, 1234 Candle Road, Manchester, Iowa 52057

✕ **Return Document To:** Kim A. Harbaugh and Karen S. Harbaugh, 1234 Candle Road, Manchester, Iowa 52057

Grantors: Michael W. Ridenour and Jill R. Ridenour

Grantees: Kim A. Harbaugh and Karen S. Harbaugh

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, Michael W. Ridenour and Jill R. Ridenour, husband and wife, do hereby Convey to Kim A. Harbaugh and Karen S. Harbaugh, 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:

Parcel 2022-139, Part of the SW1/4-NE1/4; In Section 28, T89N,R6W of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2022, Page 3466

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.

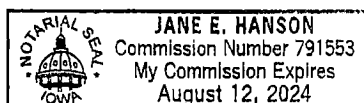
Dated: December 14, 2022.

Michael W. Ridenour, Grantor

Jill R. Ridenour, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 14, 2022 by Michael W. Ridenour and Jill R. Ridenour, husband and wife.


Signature of Notary Public