

Recorded: 12/30/2022 at 12:35:28.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$303.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3818

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: John and Michelle Bailey, 24258 Old Brick Road, Glen Allen, VA 23060

Return Document To: John and Michelle Bailey, 24258 Old Brick Road, Glen Allen, VA 23060

Grantors: Robert W. Kugel and Ruth Ann Kugel

Grantees: John Bailey and Michelle Bailey

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Eighty-Nine Thousand Nine Hundred Dollar(s) and other valuable consideration, Robert W. Kugel and Ruth Ann Kugel, husband and wife, do hereby Convey to John Bailey and Michelle Bailey, 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:

The West fifty-one (51) feet of Lot Six Hundred Thirty Seven (637), and the East fifteen (15) feet of Lot Six Hundred Thirty Six (636), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284. Also an easement for the right of way to cross the North part of Lot Six Hundred Thirty Five (635) and the West fifty one (51.0) feet of Lot Six Hundred Thirty Six (636) from the above described real estate to Fourth Street, where the right of way is now located.

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.

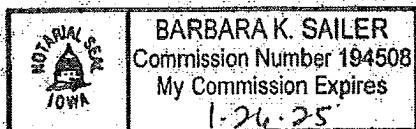
Dated: December 27, 2022

Robert W. Kugel
Robert W. Kugel, Grantor

Ruth Ann Kugel
Ruth Ann Kugel, Grantor

STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on December 27, 2022
by Robert W. Kugel and Ruth Ann Kugel.



Barbara K. Sailer
Signature of Notary Public