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Rec Amt \$12.00 Aud Amt \$10.00

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:** Joseph D. Dittrick, 112 S Wayne Street, Manchester, Iowa 52057

✕ **Return Document To:** Joseph D. Dittrick, 112 S Wayne Street, Manchester, Iowa 52057

**Grantors:** Joseph D. Dittrick A/K/A Joe Dittrick

**Grantees:** Dittrick Properties, LLC

**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, Joseph D. Dittrick a/k/a Joe Dittrick, a single person, does hereby Convey to Dittrick Properties, LLC, a limited liability company organized and existing under the laws of Iowa, 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

AND

The N ½ of the W ½ of Lot 54 of Henry Acers Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

**This deed is exempt according to Iowa Code 428A.2(21).**

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.

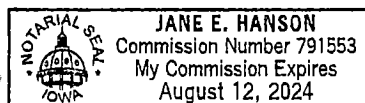
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: January 13, 2023

Joseph D. Dittrick a/k/a Joe Dittrick, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 13, 2023 by Joseph D. Dittrick a/k/a Joe Dittrick, a single person.



Signature of Notary Public