

Recorded: 1/26/2023 at 3:04:17.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$399.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 190

**WARRANTY DEED  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Leah Marie Philipp and Blake Michael Cook, 133 Crescent Drive, Manchester, Iowa 52057

**Return Document To:** Leah Marie Philipp and Blake Michael Cook, 133 Crescent Drive, Manchester, Iowa 52057

**Grantors:** Larry S. Baumgartner and Cindy S. Baumgartner

**Grantees:** Leah Marie Philipp and Blake Michael Cook

**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, Larry S. Baumgartner and Cindy S. Baumgartner, husband and wife, do hereby Convey to Leah Marie Philipp and Blake Michael Cook, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Twenty Eight (28) of Northtown Estates Subdivision of part of the North one-half (N½) of the Southeast Quarter (SE¼) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 13.

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.

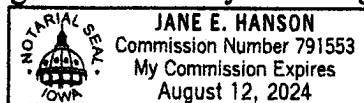
Dated: January 25, 2023.

Larry S. Baumgartner  
Larry S. Baumgartner, Grantor

Cindy S. Baumgartner  
Cindy S. Baumgartner, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 25, 2023 by  
Larry S. Baumgartner and Cindy S. Baumgartner, husband and wife.



Jane E. Hanson  
Signature of Notary Public