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GNB
Bank

01/11/2023



Book 2023 Page 307

Document 2023 307 Type 03 001 Pages 3
Date 2/09/2023 Time 10:38:25AM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$101.60

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

This instrument prepared by:
Tim A Estlund, 100 1st Ave NE, Ste 105, Cedar Rapids, IA 52401
Phone No.: 319-378-6768

Mail tax statements and return document to:
Logan Cannon, 461 S. Brewer St, Manchester, IA

WARRANTY DEED

For the consideration of One Dollar (\$1.00 and other good and valuable consideration, receipt of which is hereby acknowledged, **Bobbie Dlouhy, a single person and Julie Walthart f/k/a Julie Brooks and Douglas M. Walthart, a married couple and Peggy Hill f/k/a Peggy Hahesy and Dennis R. Hill, a married couple**, do hereby convey unto **Logan Cannon, a single person**, the following described real estate:

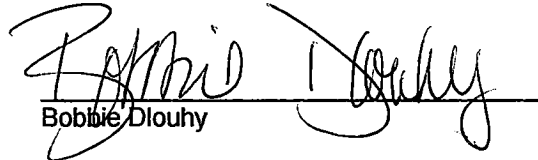
The South fifty three (53) feet of the East one-half (E ½) of Lot Twenty Six (26) and the North thirty five (35) feet of the East one-half (E ½) of Lot Twenty Seven (27), A. R. Loomis Addition to Manchester, Iowa, according to the plat recorded in Book 15 L.D., Pages 410-411

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.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

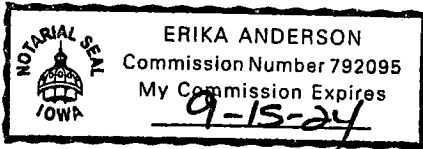

Bobbie Dlouhy

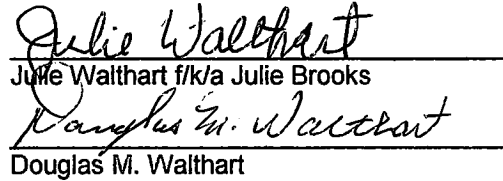
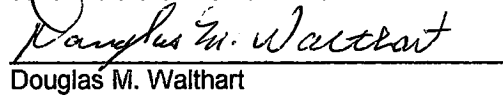
STATE OF Iowa)
COUNTY OF Adair)

SS:

This instrument was acknowledged before me on February 7 2023 by Bobbie Dlouhy, a single person.


Notary Public in and for said State

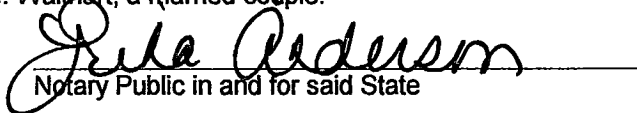


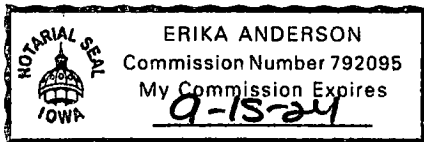

Julie Walthart f/k/a Julie Brooks

Douglas M. Walthart

STATE OF Iowa)
COUNTY OF Adair)

SS:

This instrument was acknowledged before me on February 7 2023 by Julie Walthart f/k/a Julie Brooks and Douglas M. Walthart, a married couple.


Notary Public in and for said State



Peggy Hill

Peggy Hill f/k/a Peggy Hahey

Dennis R Hill

Dennis R. Hill

STATE OF *Iowa*)

COUNTY OF *Polk*)

SS:

This instrument was acknowledged before me on *February 7* 20*23* by Peggy Hill f/k/a Peggy Hahey and Dennis R. Hill, a married couple.

Erika Anderson
Notary Public in and for said State

