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Date 2/23/2023 Time 12:46:06PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$47.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED  
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:** Broghammer Properties, LLC, 1477 190th Street, Manchester, IA 52057

**XReturn Document To:** Broghammer Properties, LLC, 1477 190th Street, Manchester, IA 52057

**Grantors:** Nicole Torres and Michael Allen Torres

**Grantees:** Broghammer Properties, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of Thirty Thousand Dollar(s) and other valuable consideration, Nicole Torres and Michael Allen Torres, wife and husband, do hereby Convey to Broghammer Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Six Hundred Sixty Two (662), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284

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: 2/21/23

Nicole Torres, Grantor



Michael Allen Torres, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 2/21/23 by Nicole Torres and Michael Allen Torres.

Patricia Coleman
Signature of Notary Public