

Recorded: 3/3/2023 at 10:07:22.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$167.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 486

**WARRANTY DEED JOINT TENANCY**  
**Recorder's Cover Sheet**

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

**Taxpayer Information:** William Redd and Mary Redd, 1100 N 4th Street, Manchester, Iowa 52057

**Return Document To:** William Redd and Mary Redd, 1100 N 4th Street, Manchester, Iowa 52057

**Grantors:** Nicole A. McGraw n/k/a Nicole A. Payne and Kaleb Payne

**Grantees:** William Redd and Mary Redd

**Legal Description:** See Page 2

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



## WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Nicole A. McGraw n/k/a Nicole A. Payne and Kaleb Payne, wife and husband, do hereby Convey to William Redd and Mary Redd, 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 South eighty seven (87) feet of the East one hundred fifty two (152) feet of Lot One Hundred Eight (108), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1

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.

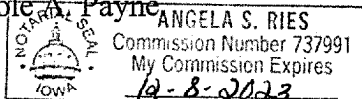
Dated: February 28, 2023.

Nicole A. McGraw n/k/a Nicole A. Payne,  
Grantor

Kaleb Payne, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

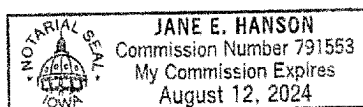
This record was acknowledged before me on February 28, 2023 by Nicole A. McGraw n/k/a Nicole A. Payne



Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 27, 2023 by Kaleb Payne, wife and husband.



Signature of Notary Public