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Rev Transfer Tax \$404.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
(CORPORATE GRANTOR)
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: James and Roxanne Heiderscheit, 124 Bailey Drive Unit A, Manchester, IA 52057

Return Document To: James and Roxanne Heiderscheit, 124 Bailey Drive Unit A, Manchester, IA 52057

Grantors: Eastern Iowa Pumping, Inc.

Grantees: James Heiderscheit and Roxanne Heiderscheit

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Two Hundred Fifty-Three Thousand Dollar(s) and other valuable consideration, Eastern Iowa Pumping, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to James Heiderscheit and Roxanne Heiderscheit, 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:

Unit 124 A in Bailey Drive Estates, according to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2005, Page 3954, and First Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2019, Page 837, and Second Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2020, Page 2339, and Third Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2020, Page 3078, and Fourth Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2020, Page 4125, Fifth Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa recorded in Book 2021, Page 2840, Sixth Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa recorded in Book 2022, Page 206, and Seventh Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa recorded in Book 2022, Page 3790, together with the undivided interest in the common elements appurtenant to said Unit.


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.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

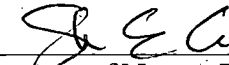
Dated: March 7, 2023

Eastern Iowa Pumping, Inc., an Iowa corporation

By 
Joe Hildebrand, President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 7, 2023,
by Joe Hildebrand, as President, of Eastern Iowa Pumping, Inc. a corporation.


Signature of Notary Public

