

Recorded: 4/3/2023 at 11:48:40.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$279.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 708

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Zach Herrmann, PO Box 116, Elkader, IA 52043, Phone: 563-245-3888

Taxpayer Information: Charles M. and Patricia A. Yates, 306 Greer St., McKinney, TX 75069

Return Document To: Charles M. Yates, 306 Greer St., McKinney, TX 75069

Grantors: Nicholas J. Sylvester and Alyssa Sylvester

Grantees: Charles M. Yates and Patricia A. Yates

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Nicholas J. Sylvester and Alyssa Sylvester, married, do hereby Convey to Charles M. Yates and Patricia A. Yates, as 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 55 feet of the West 96 feet of Lot 17 of Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I. L.D., Page 245

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: April 3, 2023.


Nicholas J. Sylvester, Grantor


Alyssa Sylvester, Grantor

STATE OF IOWA, COUNTY OF Clayton

This record was acknowledged before me on April 3, 2023 by Nicholas J. Sylvester and Alyssa Sylvester.

JODY O SYLVESTER
Notarial Seal - Iowa
Commission Number 832649
My Commission Expires Jun 18, 2024


Signature of Notary Public