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Date 4/19/2023 Time 3:18:53PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$89.60

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY**  
**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:** Victoria A. Lewis and Francesca Ramos, 432 S Brewer Street, Manchester, IA 52057

**Return Document To:** Victoria A. Lewis and Francesca Ramos, 432 S Brewer Street, Manchester, IA 52057

**Grantors:** Kent A. Bergstrand

**Grantees:** Victoria A. Lewis and Francesca Ramos

**Legal Description:** See Page 2

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



## WARRANTY DEED JOINT TENANCY

For the consideration of Fifty-Six Thousand Four Hundred Dollar(s) and other valuable consideration, Kent A. Bergstrand, a single person, does hereby Convey to Victoria A. Lewis and Francesca Ramos, wife and husband, 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 one-half (S½) of Lot Twenty-Nine (29), A .R. Loomis Addition to Manchester, Iowa.

This deed is given in fulfillment of real estate contract dated December 13, 2017 and filed December 13, 2017 as in Book 2017, Page 3395.

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.

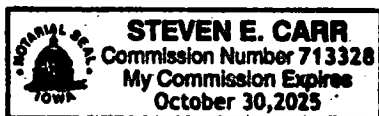
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

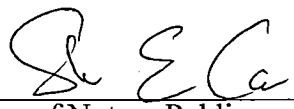
Dated: December 29, 2022.

  
Kent A. Bergstrand, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 29, 2022 by Kent A. Bergstrand.



  
Signature of Notary Public