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Date 5/02/2023 Time 9:48:50AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$423.20

Return To:

plw
RIVER RIDGE ESCROW CO
600 BOYSON RD NE STE 200
CEDAR RAPIDS IA 52402-7221

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

~~Return To/Taxpayer:~~ Christopher Ketchum and Maria Ketchum, 1304 N 4th St., Manchester, IA 52057
Preparer: Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1st Street East, Independence, IA 50644 (319) 334-4488

WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration, Christopher W. Giesler and Rebecca A. Giesler, husband and wife, do hereby Convey to Christopher Ketchum and Maria Ketchum, 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 (80.0) feet of the East one hundred twenty four (124.0) feet of Lot Eighty Six (86), 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: April 24th, 2023.

Christopher W. Giesler (Grantor)

Rebecca A. Giesler (Grantor)

STATE OF IOWA, COUNTY OF Delaware ss.

This record was acknowledged before me this 24th day of April, 2023, by Christopher W. Giesler and Rebecca A. Giesler.

Signature of Notary Public

