

Recorded: 5/2/2023 at 10:49:10.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$239.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 948

**WARRANTY DEED  
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:** JOS Properties, LLC, 1580 162nd Ave, Manchester, IA 52057

**Return Document To:** JOS Properties, LLC, 1580 162nd Ave, Manchester, IA 52057

**Grantors:** Ann Matt f/k/a Ann M. McDowell a/k/a Ann McDowell and Thomas Matt

**Grantees:** JOS Properties, LLC

**Legal Description:** See Page 2

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



WARRANTY DEED

For the consideration of One Hundred Fifty Thousand Dollar(s) and other valuable consideration, Ann Matt f/k/a Ann M. McDowell a/k/a Ann McDowell and Thomas Matt, wife and husband, does hereby Convey to JOS Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The West Sixty Six (66) feet of Lot Eight (8), Burrington's Addition to Manchester, Delaware County, 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: 4/26/2023

Ann Matt f/k/a Ann M. McDowell, Grantor

Thomas Matt, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 26 2023 by Ann Matt f/k/a Ann M. McDowell a/k/a Ann McDowell and Thomas Matt, wife and husband.

Lexi Dunt Signature of Notary Public

