



Book 2023 Page 969

Document 2023 969 Type 03 001 Pages 3
Date 5/05/2023 Time 10:40:47AM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$208.80

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: 3XL Properties, L.L.C., 510 E. Howard Street, Manchester, Iowa 52057

Return Document To: 3XL Properties, L.L.C., 510 E. Howard Street, Manchester, Iowa 52057

Grantors: Kenneth Charles Hempstead and Karen Kay Hempstead

Grantees: 3XL Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Kenneth Charles Hempstead and Karen Kay Hempstead, husband and wife, do hereby Convey to 3XL Properties, L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

That part of the North one-half (N1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, described as commencing at a point on the West line of New Street ten (10) rods North of the South line of said North one-half (N1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), and running thence West one hundred twenty (120) feet, thence North sixty six (66) feet, thence East one hundred twenty (120) feet to the West line of New Street, thence South sixty six (66) feet to the point of beginning; also the South one-half (S1/2) of Lot Four (4), Block Two (2), Gales Sub-Division to Manchester, Delaware County, Iowa according to plat recorded in Book 2 Plats, Page 93

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.

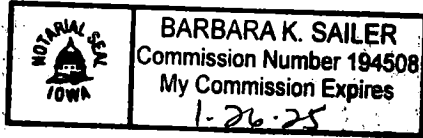
Dated: May 4, 2023


Kenneth Charles Hempstead, Grantor


Karen Kay Hempstead, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 4, 2023 by
Kenneth Charles Hempstead and Karen Kay Hempstead, husband and wife.



Barbara K Sailer
Signature of Notary Public