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Document 2023 1056 Type 03 001 Pages 2

Date 5/16/2023 Time 9:39:04AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$516.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Gregory T. Hoefer and Lynne M. O'Connell, 1017 Sunrise Drive, Manchester, Iowa 52057

Return Document To: Gregory T. Hoefer and Lynne M. O'Connell, 1017 Sunrise Drive, Manchester, Iowa 52057

Grantors: Scott J. Wegmann and Mary K. Wegmann

Grantees: Gregory T. Hoefer and Lynne M. O'Connell

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, Scott J. Wegmann and Mary K. Wegmann, husband and wife, do hereby Convey to Gregory T. Hoefer and Lynne M. O'Connell, as tenants in common, the following described real estate in Delaware County, Iowa:


Lot Thirteen (13) of Meadow Park, A Subdivision Of Part Of The NW 1/4-NE 1/4, SW 1/4-NE 1/4, NE 1/4-NW 1/4 And The SE 1/4-NW 1/4, All Of Section 28, T89N, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 188.

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.

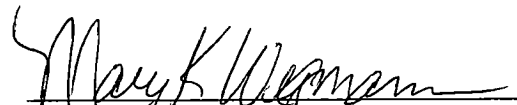
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 15, 2023.



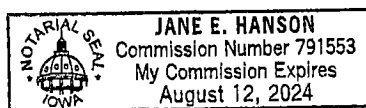
Scott J. Wegmann, Grantor

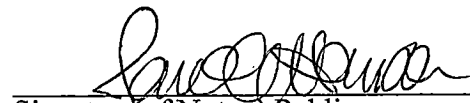


Mary K. Wegmann, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 15, 2023 by Scott J. Wegmann and Mary K. Wegmann, husband and wife.





Signature of Notary Public