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Date 6/21/2023 Time 3:13:14PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$339.20

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:** Constance A. O'Brien, 201 W. Elm Street, Manchester, Iowa 52057

**Return Document To:** Constance A. O'Brien, 201 W. Elm Street, Manchester, Iowa 52057

**Grantors:** Katherine A. Letts and Nicholas A. Letts

**Grantees:** Constance A. O'Brien

**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, Katherine A. Letts and Nicholas A. Letts, wife and husband, do hereby Convey to Constance A. O'Brien, a single person, the following described real estate in Delaware County, Iowa:

Lot Nineteen (19), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, except the West one hundred fifty seven (157) feet thereof and except the North four (4) feet thereof.

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: 6-21-23

Katherine A. Letts  
Katherine A. Letts, Grantor

Nicholas A. Letts  
Nicholas A. Letts, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 21, 23 by Katherine A. Letts and Nicholas A. Letts, wife and husband.

Teresa Turnis  
Signature of Notary Public

