

Recorded: 6/27/2023 at 11:45:41.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$399.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1448

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: Daniel G. Elledge and Patricia J. Elledge, 1217 N 4th Street, Manchester, IA 52057

Return Document To: Daniel G. Elledge and Patricia J. Elledge, 1217 N 4th Street, Manchester, IA 52057

Grantors: Shona L. Sandhagen

Grantees: Daniel G. Elledge and Patricia J. Elledge

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Fifty Thousand Dollar(s) and other valuable consideration, Shona L. Sandhagen, a single person, does hereby Convey to Daniel G. Elledge and Patricia J. Elledge, as 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 West one-half (W½) of the North one hundred (100.0) feet of Lot Sixty Nine (69), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, except the North eight (8.0) 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.

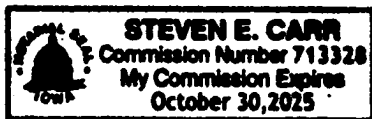
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 6/12/2023

[Signature]
Shona L. Sandhagen, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 12, 2023 by Shona L. Sandhagen.



[Signature]
Signature of Notary Public

Exhibit A
Legal Description

The West One-half of the North 100 feet of Lot 69, Henry Acers' Addition to Manchester, Iowa,
according to plat

recorded in Book 1 Plats, Page 1, except the North 8 feet thereof.

APN 000630203201100 - 630

Parcel ID: 000630203201100 - 630