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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

* **Return Document To:** Cedar Falls Community Credit Union, 123 W 4th St., P.O. Box 1009, Cedar Falls, IA 50613
Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304
Address Tax Statement: Debra D. Elledge, 209 S. 8th St., Manchester, IA 52057
AB#23-01015

WARRANTY DEED

For the consideration of **One and no/100----- Dollar(s)** and other valuable consideration, **Donald J. Dilger and Beatrice M. Dilger, husband and wife**, do hereby Convey to **Debra D. Elledge**, the following described real estate in **Delaware County**, Iowa:

Lot 618, Manchester, Iowa according to plat recorded in Book I L. D., Page 284.

Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

This deed is in completion of a contract filed September 12, 2022, in Book 2022 Page 2740. Exempt from Declaration of Value and 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: 5/24/2023

Donald J. Dilger

Beatrice M. Dilger

STATE OF IOWA, COUNTY OF Black Hawk ss:

This instrument was acknowledged before me on this 24 day of May, 2023, by Donald J. Dilger and Beatrice M. Dilger, husband and wife.

, Notary Public

