

Recorded: 7/7/2023 at 11:55:41.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$368.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1538

Return To: Dacia Lea Droste, 101 Line Street, Manchester, IA 52057
Taxpayer: Dacia Lea and Cameron R. Droste, 101 Line Street, Manchester, IA 52057
Preparer: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076,
Phone: 563-933-4334



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Brian J. Waid, single, does hereby Convey to Dacia Lea Droste and Cameron Richard Droste, wife and husband, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

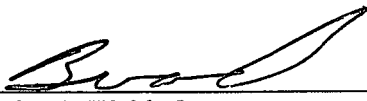
Lot Fifty One (51), except the West one hundred sixty five (165) feet thereof, in Henry Acers' Addition to Manchester, Iowa according to the plat recorded in Book 1 Plats, Page 1.

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.

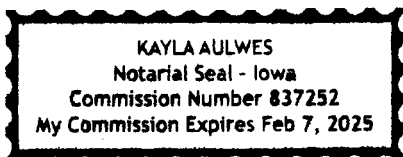
Dated: 07/05/23.



Brian J. Waid, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 5th July 2023 by
Brian J. Waid.





Signature of Notary Public