

Recorded: 7/14/2023 at 8:34:53.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$255.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 1622

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone:  
563-875-9112

**Taxpayer Information:** Alex Digman, 116 Grayson Court, Manchester, Iowa 52057

**Return Document To:** Alex Digman, 116 Grayson Court, Manchester, Iowa 52057

**Grantors:** Park Ridge Rentals, LLC

**Grantees:** Alex Digman

**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, Park Ridge Rentals, LLC, a limited liability company organized and existing under the laws of Iowa does hereby Convey to Alex Digman, a single person, the following described real estate in Delaware County, Iowa:

Lot Five (5) of Grayson's First Subdivision, a Subdivision of Lot Twelve (12) of Sun Rise Acres Addition, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 182

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: 7-11-23

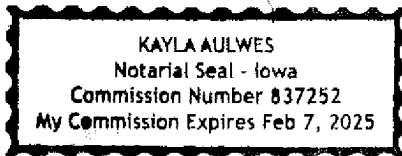
PARK RIDGE RENTALS, LLC

By: Michael Scherbring, Member, Grantor

By: Mary Everett, Member, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 11th July 2023 by Michael Scherbring and Mary Everett, Members of Park Ridge Rentals, LLC.



Signature of Notary Public