



Book 2023 Page 1812

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**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: Jenna Utter 1122 N 3rd Street, Manchester, IA 52057

Return Document To: Jenna Utter 1122 N 3rd Street, Manchester, IA 52057

Grantors: Karla Nelson

Grantees: Jenna J. Utter

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Forty-Seven Thousand Five Hundred Dollar(s) and other valuable consideration, Karla Nelson, a single person, does hereby Convey to Jenna J. Utter, the following described real estate in Delaware County, Iowa:

The North one-half (N½) of the East one-half (E½) of Lot Ninety Six (96), Henry Acers' Addition to Manchester, Iowa, according to 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: 7/17/2023

Karla Nelson
Karla Nelson, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 17, 2023 by Karla Nelson.

Signature of Notary Public

