

Recorded: 8/3/2023 at 2:05:48.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$263.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 1828

**Return To/Taxpayer:** Lauren A. Schumacher, 1035 New St., Manchester, IA 52057  
**Preparer:** Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1<sup>st</sup> Street East, Independence, IA 50644 (319) 334-4488

**WARRANTY DEED**

For the consideration of \$1.00 Dollar(s) and other valuable consideration, Jeffrey A. Harris and Michele A. Harris, husband and wife, do hereby convey to Lauren A. Schumacher, the following described real estate located in Delaware County, Iowa:

**The South one-half (S½) of Lot Twenty One (21), Lots Twenty Two (22) and Twenty Three (23), and the North two and one-half (2½) feet of Lot Twenty Four (24), Block Three (3), Sunnyside Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 141**

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: 8-2, 2023

Jeffrey A. Harris  
Jeffrey A. Harris (Grantor)

Michele A. Harris  
Michele A. Harris (Grantor)

STATE OF IOWA, COUNTY OF Delaware ss. 2<sup>nd</sup> day of August 2023, by Jeffrey A. Harris and Michele A. Harris.

Teresa Turnis  
Signature of Notary Public

