

Recorded: 8/8/2023 at 1:36:05.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$262.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1865

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Bailey Daniel Thurm, 452 S. Tama Street, Manchester, IA 52057

Return Document To: Bailey Daniel Thurm, 452 S. Tama Street, Manchester, IA 52057

Grantors: Austin B. Hansel and Ciaira Hansel

Grantees: Bailey Daniel Thurm

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, Austin B. Hansel and Ciaira Hansel, husband and wife, do hereby Convey to Bailey Daniel Thurm, as a single person, the following described real estate in Delaware County, Iowa:

The West one-half (W 1/2) of the North sixty (60.0) feet of Lot Twenty-Five (25) of A.R. Loomis Addition to Manchester, Iowa, according to plat recorded in Book 15 L.D., Page 410

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.

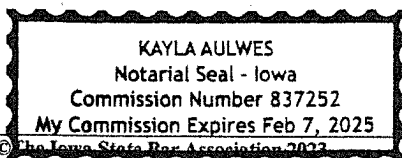
Dated: 7-27-23

[Signature of Austin B. Hansel]
Austin B. Hansel, Grantor

[Signature of Ciaira Hansel]
Ciaira Hansel, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 27th July 2023 by Austin B. Hansel and Ciaira Hansel, husband and wife.



[Signature of Notary Public]
Signature of Notary Public