



Book 2023 Page 1942

Document 2023 1942 Type 03 001 Pages 2  
Date 8/16/2023 Time 3:02:19PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$296.80

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY  
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:** Morgan and Faith Hermanson, 713 E. Union Street, Manchester, IA 52057

**Return Document To:** Morgan and Faith Hermanson, 713 E. Union Street, Manchester, IA 52057

**Grantors:** Alexander Vix and Kendra Vix

**Grantees:** Morgan R. Hermanson and Faith A. Hermanson

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

FWM



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Eighty-Six Thousand Dollar(s) and other valuable consideration, Alexander Vix and Kendra Vix, husband and wife, do hereby Convey to Morgan R. Hermanson and Faith A. Hermanson, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot One (1) of the Subdivision of Lot Three Hundred Nine (309), Manchester, Iowa, according to plat recorded in Book 2, Page 79, in the office of the Recorder of Delaware County, Iowa.

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.

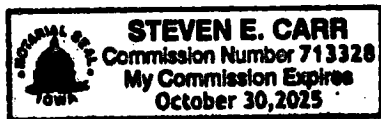
Dated: 8/15/2023

Alexander Vix, Grantor

Kendra Vix, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 15, 2023 by Alexander Vix and Kendra Vix.



Signature of Notary Public