



Book 2023 Page 2145

Document 2023 2145 Type 03 001 Pages 2

Date 9/01/2023 Time 3:02:57PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$359.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Justin L. Hegtvedt and Brianna M. Hegtvedt, 1626 Firefly Rd, Manchester, Iowa 52057

Return Document To: Justin L. Hegtvedt and Brianna M. Hegtvedt, 1626 Firefly Rd, Manchester, Iowa 52057

Grantors: Greg Rogers and Tenille M. Rogers

Grantees: Justin L. Hegtvedt and Brianna M. Hegtvedt

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, Greg Rogers and Tenille M. Rogers, husband and wife, do hereby Convey to Justin L. Hegtvedt and Brianna M. Hegtvedt, as 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:

Lots One (1) and Two (2) of Kelley Subdivision Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) Section 1, Township Eighty-Nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian Delaware County, Iowa according to plat recorded in Book 8 Plats, Page 55.

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.

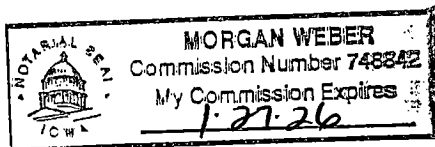
Dated: 9/1/23

[Signature]
Greg Rogers, Grantor

[Signature]
Tenille M. Rogers, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 9-1-23 by Greg Rogers and Tenille M. Rogers, husband and wife.



[Signature]
Signature of Notary Public