

Recorded: 9/6/2023 at 8:04:21.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$31.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2169

Preparer/Return To: Todd J. Locher, Locher & Davis PLC, PO Box 7, Farley, IA 52046, Ph: 563-744-3359
Taxpayer: Luke J. Ogden and Tracey M. Ogden, 207 Quaker Mill Dr, Manchester, IA 52057



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Jeff Ogden and Diane K. Ogden, husband and wife, do hereby Convey to Luke J. Ogden and Tracey M. Ogden, 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:

An undivided one-half interest in:

Lot One (1) of Swiss Valley Farms Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2004, Page 1563.

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: September 5, 2023.

Jeff Ogden
Jeff Ogden, Grantor

Diane K. Ogden
Diane K. Ogden, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on September 5, 2023 by Jeff Ogden and Diane K. Ogden, husband and wife.



[Signature]
Signature of Notary Public