

Recorded: 9/15/2023 at 9:08:47.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$248.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2285

**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: Kendra Stanton and Paul Pratt, 716 E. Main Street, Manchester, IA 52057

Return Document To: Kendra Stanton and Paul Pratt, 716 E. Main Street, Manchester, IA 52057

Grantors: Matthew M. Foy aka Matthew Melvin Foy aka Matt Foy and Bobbie Foy

Grantees: Kendra Stanton and Paul Pratt

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Fifty-Six Thousand Dollar(s) and other valuable consideration, Matthew M. Foy aka Matthew Melvin Foy aka Matt Foy and Bobbie Foy, husband and wife, do hereby Convey to Kendra Stanton and Paul Pratt, 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 Four (4) of the Subdivision of Lots 116 and 117 in the Town (now City) of Manchester, Iowa and Lots One (1) and Two (2) in the Iowa Land Co's Addition to the said town of Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 114.

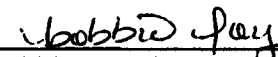
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

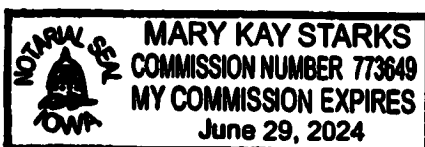
Dated: September 15, 2023.


Matthew M. Foy aka Matthew Melvin Foy
aka Matt Foy Grantor


Bobbie Foy, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 15, 2023 by
Matthew M. Foy aka Matthew Melvin Foy aka Matt Foy and Bobbie Foy, husband and wife




Signature of Notary Public