

Recorded: 9/15/2023 at 12:02:03.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$197.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2293

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

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

Taxpayer Information: Kathleen and Garret R. Bickell, 117 E Prospect Street, Manchester,
Iowa 52057

Return Document To: Kathleen and Garret R. Bickell, 117 E Prospect Street, Manchester, Iowa
52057

Grantors: Randell E. Martens, a/k/a Randall E. Martens

Grantees: Kathleen Bickell and Garret R. Bickell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Randell E. Martens, a/k/a Randall E. Martens, a single person, does hereby Convey to Kathleen Bickell and Garret R. Bickell, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The North one-half (N1/2) of the West ninety four (94.0) feet of Lot Eighteen (18), Burrington's Addition to Manchester, Iowa, according to the plat recorded in Book I L.D., Page 245; excepting any instruments of record which might affect the title to the above described part of lot wherein descriptions were made on the basis that said lot is two hundred ten (210.0) feet in its dimensions

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 12, 2023

Randell E. Martens
Randell E. Martens, a/k/a/Randall E.
Martens, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 12, 2023 by
Randell E. Martens, a/k/a Randall E. Martens, a single person.



Susan K Meyer
Signature of Notary Public