



Book 2023 Page 2312

Document 2023 2312 Type 03 001 Pages 2
Date 9/18/2023 Time 11:20:23AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$37.60

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: Joseph Allan Powers and Debra Lee Powers, 1004 N. Franklin St, Manchester, Iowa 52057

Return Document To: Joseph Allan Powers and Debra Lee Powers, 1004 N. Franklin St, Manchester, Iowa 52057

Grantors: Rocky A. Tibbott and Marie A. Tibbott

Grantees: Joseph Allan Powers and Debra Lee Powers

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

SW
Ogden State Bank
1218 West Main
Manchester IA 52057



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Rocky A. Tibbott and Marie A. Tibbott, husband and wife, do hereby Convey to Joseph Allan Powers and Debra Lee Powers, 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:

The North one-half (N½) of the East one-half (E½) of Lot Twenty Seven (27), Henry Acres' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1

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: 9-16-2023

Rocky Tibbott
Rocky A. Tibbott, Grantor
Marie Tibbott
Marie A. Tibbott, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

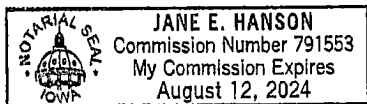
This record was acknowledged before me on 9-16-2023 by Rocky A. Tibbott.



Laurie A. Wiskus
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 11, 2023 by Marie A. Tibbott.



Jane E. Hanson
Signature of Notary Public