

Recorded: 9/18/2023 at 2:31:24.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$295.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 2321

**Preparer Information: Erick Skogman, E.I.D.S., 417 1<sup>st</sup> Avenue SE, Cedar Rapids, IA 52401 (319)363-8285**  
**Return Document To/Address Tax Statements: Alexander Tielbar and Brooke Tielbar, 108 W Howard, Manchester, IA 52057**

**WARRANTY DEED**

For the consideration of Ten Dollars and other valuable consideration James Lee Ramsey, a single person, does hereby convey to Alexander Tielbar and Brooke Tielbar, as Joint Tenants with Full Rights of Survivorship and not as Tenants In Common the following described real estate in Delaware County, Iowa:

Lot Two Hundred Eighty Seven (287), City of Manchester, Iowa, according to plat recorded in Book I, L.D., Pages 284-285

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/has 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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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.

**Mark the true statement with "X"**

*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.*

*This transaction is not exempt from the requirement to submit a groundwater hazard statement.*

Dated: 09-12-2023

[Signature]  
James Lee Ramsey

STATE OF Iowa COUNTY OF Delaware

This instrument was acknowledged before me this 12 day of September 2023, by James Lee Ramsey, a single person.

Kristine Baldwin  
Notary Public - State of Iowa

