

Recorded: 10/12/2023 at 12:30:44.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$607.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 2545

**Return To:** Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Tel: 319-334-3704

**Taxpayer:** Mark Thompson, Jr., 117 DeAnn Drive, Manchester, IA 52057

**Preparer:** Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Dwight Reid and Ann Reid, husband and wife, do hereby Convey to Mark Thompson, Jr., a single person, the following described real estate in Delaware County, Iowa:

**Lot One (1) of Schulte's Third Addition To Northtown Estates A Subdivision Of Lots 23, 24, & 25 Of Schulte's Second Addition To Northtown Estates, Sec. 20, T89N, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 2009, Page 4478.**

\* 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: October 6, 2023.



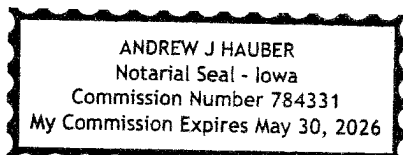
Dwight Reid, Grantor



Ann Reid, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN:

This record was acknowledged before me on October 6, 2023 by Dwight Reid and Ann Reid, husband and wife.



Signature of Notary Public