

Recorded: 10/13/2023 at 1:00:13.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$607.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2559

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Matthew K. Bodine and Mary M. Bodine, 240 Winslow Dr, Manchester, Iowa 52057

Return Document To: Matthew K. Bodine and Mary M. Bodine, 240 Winslow Dr, Manchester, Iowa 52057

Grantors: Matthew J. Klostermann and Sarah E. Klostermann f/k/a Sarah E. Kennedy

Grantees: Matthew K. Bodine and Mary M. Bodine

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Matthew J. Klostermann and Sarah E. Klostermann f/k/a Sarah E. Kennedy, husband and wife, do hereby Convey to Matthew K. Bodine and Mary M. Bodine, 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 Eleven (11) of Schulte's Second Addition to Northtown Estates, Manchester, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 10

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: 10.11.2023

Matthew J. Klostermann
Matthew J. Klostermann, Grantor

Sarah E. Klostermann
Sarah E. Klostermann f/k/a Sarah E. Kennedy,
Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 10.11.2023 by Matthew J. Klostermann and Sarah E. Klostermann f/k/a Sarah E. Kennedy, husband and wife.

Teresa Turnis
Signature of Notary Public

