



Book 2023 Page 2564

Document 2023 2564 Type 03 001 Pages 2
Date 10/13/2023 Time 3:20:26PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$874.40

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Kevin and Mary Bagby, 213 Winslow Drive, Manchester, IA 52057

Return Document To: Kevin and Mary Bagby, 213 Winslow Drive, Manchester, IA 52057

Grantors: Paul Heffernen and Elizabeth Heffernen

Grantees: Kevin M. Bagby and Mary J. Bagby

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Five Hundred Forty-Seven Thousand Dollar(s) and other valuable consideration, Paul Heffernen and Elizabeth Heffernen, husband and wife, do hereby Convey to Kevin M. Bagby and Mary J. Bagby, 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 West one hundred (100) feet of Lot Three (3) 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.

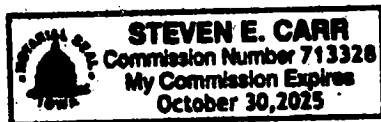
Dated: October 13, 2023

Paul Heffernen
Paul Heffernen, Grantor

Elizabeth Heffernen
Elizabeth Heffernen, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 13, 2023 by Paul Heffernen and Elizabeth Heffernen.



Steven E. Carr
Signature of Notary Public