



Book 2023 Page 2716

Document 2023 2716 Type 03 001 Pages 2
Date 11/01/2023 Time 10:41:20AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$231.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer: Tim Estlund, Attorney, 100 1st Ave. NE, Ste 105, Cedar Rapids, IA (319) 364-2120
After recording return to and address tax statement to: Donna Sutton, 157 W Howard St.,
Manchester, Iowa 52057

WARRANTY DEED

For consideration of One (\$1.00) Dollar(s) and other good and valuable consideration,
Cynthia A. Downs, a single person, do/does hereby convey to Donna Sutton, the following
described real estate located in Delaware County, Iowa:

Lot Ten (10) and the West sixteen and one-half (16 1/2) feet of Lot Eleven (11), Block One
(1), Toogood and Bethels Subdivision of the North part of Lot I of Iowa Land Company's
Subdivision of part of Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 9

Mark the appropriate statement with an "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 subject property as
described in Iowa Code Sec. 558.69, and therefore the transaction is exempt from the
requirement to submit a groundwater hazard statement.

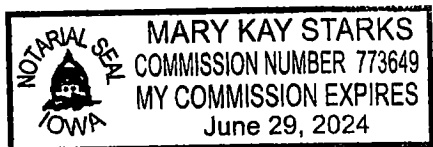
This transaction is not exempt from the requirement to submit a groundwater hazard
statement.

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the
real estate by title in fee simple; 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.

Cynthia A. Downs
Cynthia A. Downs

STATE OF Iowa, COUNTY OF Delaware ss:

This instrument was acknowledged before me on November 1, 2023,
Cynthia A. Downs, a single person.



Mary Kay Starks
Notary Public, State of Iowa
My commission expires: June 29, 2024