

Recorded: 11/7/2023 at 3:14:33.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$196.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2814

**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: Danielle Sargent and Zain Ahsan, 120 Gay Street, Manchester, IA 52057

Return Document To: Danielle Sargent and Zain Ahsan, 120 Gay Street, Manchester, IA 52057

Grantors: David L. Meader and Phyllis A. Meader

Grantees: Danielle Sargent and Zain Ahsan

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Twenty-Three Thousand Five Hundred Dollar(s) and other valuable consideration, David L. Meader and Phyllis A. Meader, husband and wife, do hereby Convey to Danielle Sargent and Zain Ahsan, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The South one half (S1/2) of the East forty six (46.0) feet of the West two thirds (W 2/3) of Lot Eighteen (18), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, excepting any encroaching instruments wherein the description of adjacent property is made on the supposition that the lot is two hundred ten (210.0) feet square

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: 10-25-2023

David L. Meader, Grantor

Phyllis A. Meader, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 10-25-2023 by David L. Meader and Phyllis A. Meader.



Teresa Turnis, Signature of Notary Public