

Recorded: 11/8/2023 at 2:46:16.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$163.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2826

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Alex A. Linderwell and Marin Linderwell, 717 Anderson Street, Manchester, Iowa 52057

Return Document To: Alex A. Linderwell and Marin Linderwell, 717 Anderson Street, Manchester, Iowa 52057

Grantors: James R. Hauschild and Kathy M. Hauschild

Grantees: Alex A. Linderwell and Marin Linderwell

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, James R. Hauschild and Kathy M. Hauschild, husband and wife, do hereby Convey to Alex A. Linderwell and Marin Linderwell, as 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:

That part of Lot Five (5) of the Subdivision of the Southwest Quarter (SW¼) and the South one-half (S½) of the Northwest Quarter (NW¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 4 and plat recorded in Book 3 Plats, Page 11, described as commencing at the intersection of the South line of Prospect Street with the East line of East Street, now Anderson Street, and running thence East along the South line of Prospect Street one hundred twenty (120) feet, thence South ninety (90) feet, thence West one hundred twenty (120) feet, thence North ninety (90) feet to the point of beginning, except the West seven and one half (7½) feet of said tract

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.

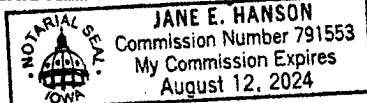
Dated: 11-6-2023

[Signature of James R. Hauschild]
James R. Hauschild, Grantor

[Signature of Kathy M. Hauschild]
Kathy M. Hauschild, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 6, 2023 by James R. Hauschild and Kathy M. Hauschild, husband and wife.



[Signature of Notary Public]
Signature of Notary Public