

MMH (K)



Book 2023 Page 3025

Document 2023 3025 Type 03 001 Pages 2  
Date 12/01/2023 Time 3:01:18PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$286.40

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED**  
**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:** Kyla K. Klosterman, 1004 Doctor Street, Manchester, IA 52057

**Return Document To:** Kyla K. Klosterman, 1004 Doctor Street, Manchester, IA 52057

**Grantors:** Bessie M. Helmrichs

**Grantees:** Kyla K. Klosterman

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of One Hundred Seventy-Nine Thousand Five Hundred Dollar(s) and other valuable consideration, Bessie M. Helmrichs, a single person, does hereby Convey to Kyla K. Klosterman, the following described real estate in Delaware County, Iowa:

Lot Eleven (11), Block "B" of the School Subdivision to the Town of Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 95

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.

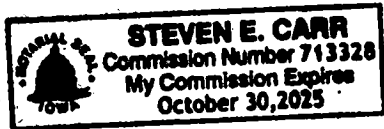
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: November 28, 2023

Bessie M. Helmrichs  
Bessie M. Helmrichs, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 28, 2023 by Bessie M. Helmrichs.



Steven E. Carr  
Signature of Notary Public