

Recorded: 12/6/2023 at 12:46:15.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$135.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 3051

**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**  
**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:** Matthew Tauke, 721 E. Fayette Street, Manchester, IA 52057

**Return Document To:** Matthew Tauke, 721 E. Fayette Street, Manchester, IA 52057

**Grantors:** Lindsay Properties, LLC

**Grantees:** Matthew Lee Tauke

**Legal Description:** See Page 2

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





WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Eighty-Five Thousand Dollar(s) and other valuable consideration, Lindsay Properties, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Matthew Lee Tauke, the following described real estate in Delaware County, Iowa:

The South one half (S1/2) of the West fifty (50.0) feet of Lot Twelve (12), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, except the North eleven (11.0) feet of said South one half (S1/2)

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.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

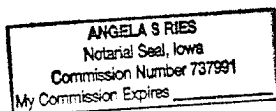
Dated: November 30, 2023.

Lindsay Properties, LLC, an Iowa limited liability company

By Melissa Lindsay Member
Melissa Lindsay, Member

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 11-30-2023, by Melissa Lindsay, as Member, of Lindsay Properties, LLC a limited liability company.



12.8.2023

Signature of Notary Public

