

Recorded: 12/8/2023 at 1:12:06.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$71.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 3072

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640
Return Document/Address Tax Statement: Rick C. Tibbott, 929 N Franklin Street, Manchester, IA 52057

WARRANTY DEED

For the consideration of One Dollar(s), and other valuable consideration, Edward R. Paulson, Jr. and Kendra Paulson, husband and wife, do hereby convey to Rick C. Tibbott, the following described real estate in **Delaware County**, Iowa:

The West one hundred thirty (130.0) feet of the South sixty seven (67.0) feet of Lot Twenty Two (22), Henry Acers' Addition to Manchester, Iowa, according to the plat recorded in Book 1 Plats, Page 1

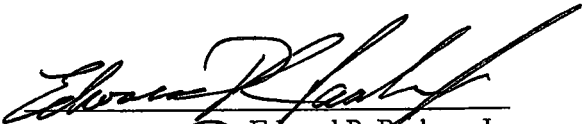

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

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 grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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. Kendra Paulson signs solely to relinquish any and all interest Kendra Paulson may have in the real estate, including any and 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.

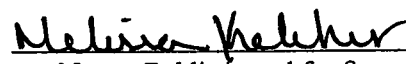
Dated: December 5th, 2023.


Edward R. Paulson, Jr.

Kendra Paulson

STATE OF IOWA COUNTY OF Delaware) ss:

This record was acknowledged before me this 5th day of December, 2023, by Edward R. Paulson, Jr. and Kendra Paulson, a married couple.

MELISSA KELEHER
Iowa Notarial Seal
Commission No. 837213
My Commission Expires Feb. 04, 2025


Notary Public in and for State of Iowa