



Book 2023 Page 3101

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**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: Lawrence and Constance Heims, 1004 Rosewood Drive, Manchester, IA 52057

Return Document To: Lawrence and Constance Heims, 1004 Rosewood Drive, Manchester, IA 52057

Grantors: Corey J. Coates and Melissa Coates

Grantees: Lawrence E. Heims and Constance Marie Heims

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

 **PLEASE RETURN TO:**
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Eighty Thousand Dollar(s) and other valuable consideration, Corey J. Coates and Melissa Coates, husband and wife, do hereby Convey to Lawrence E. Heims and Constance Marie Heims, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Thirteen (13) of Meadow Park Third Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2004, Page 1912

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.

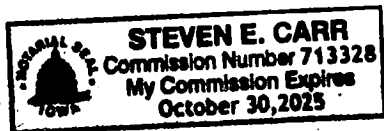
Dated: December 7, 2023.

Handwritten signature of Corey J. Coates over a horizontal line, with the printed name 'Corey J. Coates, Grantor' below.

Handwritten signature of Melissa Coates over a horizontal line, with the printed name 'Melissa Coates, Grantor' below.

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 7, 2023 by Corey J. Coates and Melissa Coates.



Handwritten signature of the Notary Public over a horizontal line, with the printed text 'Signature of Notary Public' below.