



Book 2023 Page 3268

Document 2023 3268 Type 03 001 Pages 3
Date 12/29/2023 Time 10:37:07AM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$143.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(CORPORATE 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: Norman and Lisa Pottebaum, 1184 Woodland Drive, Dyersville, IA
52040

Return Document To: Norman and Lisa Pottebaum, 1184 Woodland Drive, Dyersville, IA
52040

Grantors: Manchester Enterprises, Inc.

Grantees: Norman L. Pottebaum and Lisa M. Pottebaum

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Ninety Thousand Dollar(s) and other valuable consideration, Manchester Enterprises, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Norman L. Pottebaum and Lisa M. Pottebaum, 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 Two (2) of SW Industrial Park 5th Subdivision; A Subdivision of Lot 8, Southwest Industrial Park in the Southeast Quarter of the Southeast Quarter Section 31, and in the Southwest Quarter of the Southwest Quarter of Section 32 all in Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to Plat recorded in Book 2017, Page 3010.

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 Corporation 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: 12-28-2023

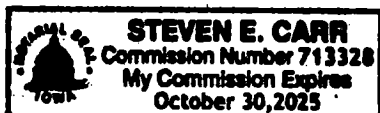
Manchester Enterprises, Inc.,
an Iowa corporation

By Steven J. Buesing
Steven J. Buesing, President

By Shelly M. Schrader
Shelly M. Schrader, Secretary

STATE OF IOWA, COUNTY OF DELAWARE

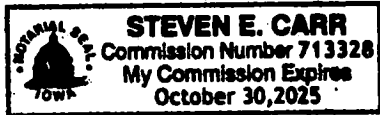
This record was acknowledged before me on December 28, 2023,
by Steven J. Buesing, as President, of Manchester Enterprises, Inc. a corporation.



Steven E. Carr
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 28, 2023,
by Shelly M. Schrader, Secretary, of Manchester Enterprises, Inc. a corporation.



Sh E C
Signature of Notary Public