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Date 1/02/2024 Time 12:11:55PM

Rec Amt \$27.00 Aud Amt \$5.00

Rev Transfer Tax \$117.60

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Tanner S. DeMoss, 111 Milliam Heights, Manchester, Iowa 52057

Return Document To: Tanner S. DeMoss, 111 Milliam Heights, Manchester, Iowa 52057

Grantors: Reeta Irene Larson Wall, Carolyn Faye DeMoss Mayer and Michael Mayer, Ashley Klosterman and Shawn Larson

Grantees: Tanner S. DeMoss

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Reeta Irene Larson Wall, a single person, as to thirty percent (30%), Carolyn Faye DeMoss Mayer and Michael Mayer, wife and husband, as to thirty percent (30%), Ashley Klosterman, a single person, as to twenty percent (20%), and Shawn Larson, a single person, as to twenty percent (20%) do hereby Convey to Tanner S. DeMoss, a single person, the following described real estate in Delaware County, Iowa:

An undivided one-half interest in and to:

Lot Twelve (12) of Millam Heights Subdivision of part of Lots Nine (9) and Ten (10) of the Subdivision of the Southwest Quarter (SW1/4) and the South one-half (S1/2) of the Northwest Quarter (NW1/4) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 49&c

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.

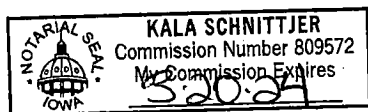
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: December 20, 2023.

Handwritten signature of Reeta Irene Larson Wall
Reeta Irene Larson Wall, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 20, 2023 by Reeta Irene Larson Wall, a single person.



Handwritten signature of Notary Public
Signature of Notary Public

Carolyn Faye DeMoss Mayer
Carolyn Faye DeMoss Mayer, Grantor

Michael Mayer
Michael Mayer, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 12.20.2023 by
Carolyn Faye DeMoss Mayer.




[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 12.20.2023 by
Michael Mayer.

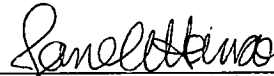


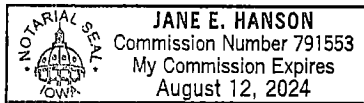
[Signature]
Signature of Notary Public


Ashley Klosterman, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 26, 2023 by
Ashley Klosterman, a single person.


Signature of Notary Public

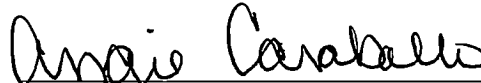




Shawn Larson, Grantor

STATE OF SOUTH CAROLINA, COUNTY OF Lexington

This record was acknowledged before me on DECEMBER 26, 2023 by Shawn Larson, a single person.



Signature of Notary Public

