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Document 2024 55 Type 03 001 Pages 2
Date 1/05/2024 Time 10:30:20AM
Rec Amt \$15.00* Aud Amt \$5.00
Rev Transfer Tax \$426.40

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

627 Taxpayer Information: Rachelle Grace Fletcher, 1217 N 5th Street, Manchester, Iowa 52057

Return Document To: Rachelle Grace Fletcher, 1217 N 5th Street, Manchester, Iowa 52057

Grantors: Boom Properties, LLC

Grantees: Rachelle Grace Fletcher

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, Boom Properties, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Rachelle Grace Fletcher, a single person, the following described real estate in Delaware County, Iowa:

The North thirty six (36) feet of the West one-half (W¹/₂) of Lot Seventy Four (74) and the South fifty two (52) feet of the West one-half (W¹/₂) of Lot Seventy Five (75) of Henry Acres' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1

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: January 3, 2024.

Boom Properties, LLC, an Iowa limited liability company

By R. Ried Boom MD
R. Ried Boom, Managing Member

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 3, 2024, by R. Ried Boom, as Managing Member, of Boom Properties, LLC a limited liability company.

Teresa Turnis
Signature of Notary Public

