

Recorded: 1/10/2024 at 12:36:13.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$308.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 82

**WARRANTY DEED**  
**Recorder's Cover Sheet**

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

**Taxpayer Information:** Wayne G. Turner and Connie M. Turner, 703B Anderson Street, Manchester, Iowa 52057

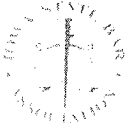
**Return Document To:** Wayne G. Turner and Connie M. Turner, 703B Anderson Street, Manchester, Iowa 52057

**Grantors:** Lee Ann Wessels

**Grantees:** Wayne G. Turner and Connie M. Turner

**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, Lee Ann Wessels, a single person, does hereby Convey to Wayne G. Turner and Connie M. Turner, 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:

Unit B and the undivided one-fourth (1/4) interest in the Common Elements appurtenant to said Unit, in "Anderson Street Estates", according to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Anderson Street Estates Manchester, Iowa, recorded in Book 2005, Page 3520; same being located on Lots Two (2) and Three (3) of Tibbott's First Addition, A Subdivision Of Part Of Lot 5 Of The Subdivision Of The SW 1/4 And The S 1/2 Of The NW 1/4 Of Section 28, T89N, R5W Of The Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 54

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.

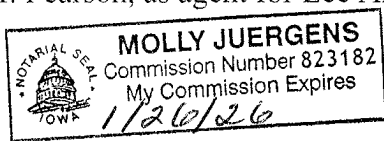
Dated: 1-5-24

*by Barbara I. Pearson as agent  
for Lee Ann Wessels, Grantor*

By: Barbara I. Pearson as agent for Lee Ann Wessels, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 1/5/24 by Barbara I. Pearson, as agent for Lee Ann Wessels, a single person.



*Molly Juergens*  
Signature of Notary Public