

Recorded: 1/11/2024 at 12:48:58.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 95

PREPARED BY and RETURN TO:

Matthew R. Deaver
Legacy Design Strategies, L.L.C.
9859 S. 168th Avenue
Omaha, NE 68136
(402) 505-5400

TAX STATEMENT TO:

Chris and Sharon Manternach, Ttees
401 Walnut St. SE
Hopkinton, IA 52237

WARRANTY DEED

For the consideration of one dollar and other good and valuable consideration, CHRIS E. MANTERNACH a/k/a CHRIS EDWARD MANTERNACH and SHARON A. MANTERNACH a/k/a SHARON ARMELLA MANTERNACH, husband and wife, GRANTOR(S), hereby convey to SHARON ARMELLA MANTERNACH and CHRIS EDWARD MANTERNACH, Trustees, or their successors in trust, under the SHARON ARMELLA MANTERNACH LIVING TRUST, dated September 10, 2013, and any amendments thereto, GRANTEE(S), the following described real estate in Delaware County, Iowa.

Lots One (1) and Twelve (12), Block Three (3), Carter's Second Addition to Hopkinton, Iowa, according to plat recorded in Book 2 L.D., Pages 328-329

AND

Lots Two (2) and Eleven (11) and that part of Lot Three (3) described as commencing at the Northeast corner of said Lot Three (3), running thence in a Westerly direction along the North line of said lot, nine (9) feet, thence in a Southerly direction parallel to the East line of said lot, eighty three (83) feet, thence in an Easterly direction parallel to North line of said lot, nine (9) feet, thence along East line of said lot, eighty Three (83) feet to point of beginning, all in Block Three (3), Carter's Second Addition to Hopkinton, Iowa, according to plat recorded in Book 2 L.D., Page 328.

**EXEMPT FROM TRANSFER TAX IOWA Code 428A.2 (21)
Less than \$500 or No Consideration**

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

EXECUTED this 11th day of January, 2024.

Chris Matternach

CHRIS E. MANTERNACH a/k/a CHRIS EDWARD MANTERNACH, Grantor

Sharon A. Matternach

SHARON A. MANTERNACH a/k/a SHARON ARMELLA MANTERNACH, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

On this 11th day of January, 2024, before me, the undersigned Notary Public in and for said State, personally appeared CHRIS E. MANTERNACH a/k/a CHRIS EDWARD MANTERNACH and SHARON A. MANTERNACH a/k/a SHARON ARMELLA MANTERNACH to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and official seal.

Matthew R Deaver

Notary Public

