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Date 1/17/2024 Time 12:59:38PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$71.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED**  
**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:** Linda G. Schmitt, 750 Ridgewood Drive, Manchester, IA 52057

**Return Document To:** Linda G. Schmitt, 750 Ridgewood Drive, Manchester, IA 52057

**Grantors:** Darline Coonfare

**Grantees:** Linda G. Schmitt

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of Forty-Five Thousand Dollar(s) and other valuable consideration, Darline Coonfare, a single person, does hereby Convey to Linda G. Schmitt, the following described real estate in Delaware County, Iowa:

The East one-third (E1/3) of Lot Eight (8), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, except commencing at the Southwest corner of said East one-third (E1/3) of Lot Eight (8), running thence East on South line of said Lot Eight (8) ten (10) feet, thence Northerly in a straight line to the Northwest corner of said East one-third (E1/3) of Lot Eight (8), thence South to the point of beginning; also except commencing at a point sixty nine and ninety two hundredths (69.62) feet West of the Northeast corner of said Lot Eight (8), thence East sixty nine and ninety two hundredths (69.92) feet, thence South one hundred four and eight hundred seventy five thousandths (104.875) feet along the East line of said Lot Eight (8), thence West sixty four and ninety two hundredths (64.92) feet, thence Northwesterly to the point of beginning

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.

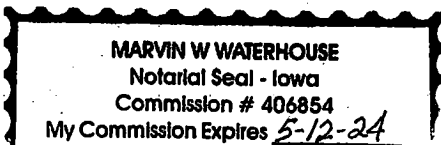
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: January 16, 2024

Darline Coonfare  
Darline Coonfare, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 16, 2024 by Darline Coonfare.



Marvin W. Waterhouse  
Signature of Notary Public