

Recorded: 2/13/2024 at 8:55:29.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$159.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 337

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Dean Hoag, Jr., 4510 41st St, Moline, IL 61265, Phone: (309) 762-1688

Taxpayer Information: Cory P Theis and Rebecca Greve-Theis, 516 E Howard St, Manchester, IA 52057

Return Document To: Cory P Theis and Rebecca Greve-Theis, 516 E Howard St, Manchester, IA 52057

Grantors: Kathleen E Tegeler

Grantees: Cory P Theis and Rebecca Greve-Theis

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Kathleen E Tegeler, single, does hereby Convey to Cory P Theis and Rebecca Greve-Theis, the following described real estate in Delaware County, Iowa:

That part of Lot Three Hundred Nine (309), Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 79, described as commencing on the South line of said Lot at a point where the East line of Potter Street in Manchester, Iowa, if extended, would intersect the South line of said Lot, thence West along the South line of said Lot Five (5) rods, thence North one hundred fifty (150.0) feet, thence East five (5) rods, thence South one hundred fifty (150.0) feet to the point of beginning.

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.

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.

Dated: February 8, 2024

Kathleen E Tegeler
Kathleen E Tegeler, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 8, 2024 by Kathleen E Tegeler.



[Signature]
Signature of Notary Public