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Document 2024 460 Type 03 001 Pages 2  
Date 2/29/2024 Time 2:08:17PM  
Rec Amt \$12.00 Aud Amt \$5:00  
Rev Transfer Tax \$677.60

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:** Jeffrey L. and Nancy J. Manternach, 1971 Buchanan-Delaware Ave., Masonville, IA 50654

**Return Document To:** Jeffrey L. and Nancy J. Manternach, 1971 Buchanan-Delaware Ave., Masonville, IA 50654

**Grantors:** Garald L. Child

**Grantees:** Jeffrey L. Manternach and Nancy J. Manternach as Co-Trustees of the Jeffrey L. Manternach Revocable Trust Dated June 7, 2003 as it may be amended from time to time, and Nancy J. Manternach and Jeffrey L. Manternach as Co-Trustees of the Nancy J. Manternach Revocable Trust Dated June 7, 2003 as it may be amended from time to time

**Legal Description:** See Page 2

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



# WARRANTY DEED

For the consideration of Four Hundred Twenty Three Thousand Nine Hundred Dollar(s) and other valuable consideration, Garald L. Child, a single person, does hereby convey an undivided one-half interest to Jeffrey L. Manternach and Nancy J. Manternach as Co-Trustees of the Jeffrey L. Manternach Revocable Trust Dated June 7, 2003 as it may be amended from time to time, and an undivided one-half interest to Nancy J. Manternach and Jeffrey L. Manternach as Co-Trustees of the Nancy J. Manternach Revocable Trust Dated June 7, 2003 as it may be amended from time to time, the following described real estate in Delaware County, Iowa:

The Northwest Fractional Quarter (NWFr ¼), except the West four hundred sixty seven and two-tenths (467.2) feet of the North five hundred fifty nine and four-tenths (559.4) feet thereof, in Section Thirty (30), Township Eighty-nine North (T89N), Range Six West (R6W) of the 5<sup>th</sup> P.M., Delaware County, Iowa, subject to roadways and easements of record.

This deed is given in fulfillment of real estate contract filed January, 30, 2004 in Book 2004, Page 287

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: February 29, 2024

*Gerald L. Child*  
Garald L. Child, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 29, 2024 by  
Garald L. Child.

*Steven E. Carr*  
Signature of Notary Public

