

Recorded: 3/4/2024 at 1:56:23.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$351.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 494

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

**Preparer Information:** Daniel L Seufferlein, 600 Boyson Rd NE, Suite 200, Cedar Rapids, IA 52402, Phone: 319-393-9090

**Taxpayer Information:** Steven Ray Martin and Brittany Ann Sherrets, 207 E Delaware St Manchester IA 52057

**Return Document To:** Steven Ray Martin and Brittany Ann Sherrets, 207 E Delaware St Manchester IA 52057

**Grantors:** Rylee L. State

**Grantees:** Steven Ray Martin and Brittany Ann Sherrets

**Legal Description:** See Page 2

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



## WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Rylee L. State, a single person, does hereby Convey to Steven Ray Martin and Brittany Ann Sherrets, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The West sixty (60) feet of Lot Two Hundred Four (204), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284.

Subject to Covenants, Conditions, Restrictions and Easements of record.

Mark the appropriate statement with an "X":

☒ There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the subject property as described in Iowa Code Sec. 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

☐ This transaction is not 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: February 26, 2024

  
Rylee L. State, Grantor

STATE OF Iowa, COUNTY OF linn

This record was acknowledged before me on February 26, 2024 by Rylee L. State, a single person.



  
Signature of Notary Public