



Book 2024 Page 594

Document 2024 594 Type 03 001 Pages 3

Date 3/18/2024 Time 10:12:19AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #101  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Timothy R. Williams  
505 5th Avenue, Suite 535  
Des Moines, IA 50309-2320 Phone: (515) 280-3300

**Taxpayer Information:** (Name and complete address)

~~Troy Hoffmann, Megan Hoffmann and Dennis Hoffmann~~ Troy Hoffmann, Megan Hoffmann and Dennis Hoffmann  
300 W. Marion Street,  
Manchester, IA 52057

**Return Document To:** (Name and complete address)

~~Troy Hoffman, Megan Hoffman and Dennis Hoffman~~ RIVER RIDGE ESCROW CO  
~~300 W Marion Street,~~ 600 BOYSON RD NE STE 200  
~~Manchester, IA 52057~~ CEDAR RAPIDS IA 52402-7221

**Grantors:**

Jacob Schminkey  
Rachel Schminkey

**Grantees:**

Troy Hoffmann  
Megan Hoffmann  
Dennis Hoffmann

**Legal description:** See Page 2

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



## WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,  
Jacob Schminkey and Rachel Schminkey, f/k/a Rachel Wallace, a married couple

do hereby Convey to  
TROY HOFFMAN<sup>N</sup>, MEGAN HOFFMAN<sup>N</sup> AND DENNIS HOFFMAN<sup>N</sup>  
as joint tenants with full rights of survivorship and not as tenants in common the  
following described real estate in Delaware County, Iowa:

The North Seventy (70) feet of Lot Six Hundred Fifty Three (653) and the North Eighty Six (86) feet of  
Lot Six Hundred Fifty Four (654), Manchester, Iowa, according to plat recorded in Book I L.D., Page  
284, plat recorded in Book 2009, Page 3335 and plat recorded in Book 2010, Page 427.

Subject to easements, covenants and restrictions of record.

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 this 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: 8/23/23

\_\_\_\_\_  
(Grantor)

Jacob Schminkey  
Jacob Schminkey (Grantor)

\_\_\_\_\_  
(Grantor)

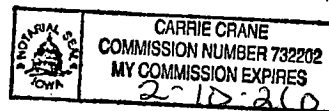
Rachel Schminkey f/k/a Rachel Wallace  
Rachel Schminkey (Grantor)

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me on 8-23-23, by \_\_\_\_\_

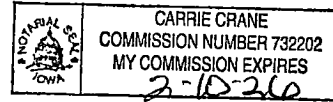
Jacob Schminkey

Carrie Crane  
, Notary Public



STATE OF Iowa, COUNTY OF Delaware  
This instrument was acknowledged before me on 8-23-23, by \_\_\_\_\_  
Rachel Schminkey

Carrie Crane  
\_\_\_\_\_, Notary Public



STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_, Notary Public