

Recorded: 4/2/2024 at 1:38:44.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.32  
Combined Fee: \$20.32  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 705

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This instrument prepared by:  
Anderson Law Firm, Prof. LLC.  
600 South Main Avenue, Suite 101  
Sioux Falls, SD 57104  
(605)338-6505

Return to:  
Iowa Abstract & Title Co.  
20 Central Avenue SE  
Le Mars, IA 51031

Mail tax statements to: Joseph Adam Sellner and Jennifer Minnay Sellner, husband and wife, 821 East Howard Street,  
Manchester, IA 52057

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## QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Joseph Seller and Jennifer Minnay Sellner, husband and wife, Grantors, do hereby quit claim unto Joseph Adam Sellner and Jennifer Minnay Sellner, husband and wife, as joint tenants with right of survivorship and not as tenants in common, Grantees, all their right, title, interest, estate, claims and demands in the following described real estate:

Legal: **The North One-half (N1/2) of the East Sixty-six (66) feet of Lot Sixteen (16), Iowa Land Company's Addition to Manchester, Iowa.**

Commonly known as: 821 East Howard Street, Manchester, IA 52057

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.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

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 in the singular or plural number, as masculine or feminine gender, according to the context.

This deed is exempt from Transfer Tax pursuant to Iowa Code 428.2.21

Dated: March 25, 2024

Joseph Adam Sellner  
Joseph Sellner

Jennifer Minnay Sellner  
Jennifer Minnay Sellner

STATE OF IOWA

COUNTY OF Delaware ) ss

On this 28 day of March, 2024, before me personally appeared Joseph Sellner and Jennifer Minnay Sellner, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Krista Sebastian  
Notary Public  
My Commission Expires:

