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Date 4/10/2024 Time 9:53:48AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$501.60

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** Andrew J. Rucker and Angelina Rucker, 402 East St, Edgewood, Iowa 52042

**Return Document To:** Andrew J. Rucker and Angelina Rucker, 402 East St, Edgewood, Iowa 52042

**Grantors:** Melanie Fedeler

**Grantees:** Andrew J. Rucker and Angelina Rucker

**Legal Description:** See Page 2

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



## WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Melanie Fedeler, a single person, does hereby Convey to Andrew J. Rucker and Angelina Rucker, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Two (2) of South Town Manor, a Subdivision of Part of Lot 2, Lot 3 and Lot 4, all in the Subdivision of Lot 5 of the Subdivision of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 90 North, Range 5 West of the Fifth P.M., City of Edgewood, Delaware County, Iowa

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.

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.

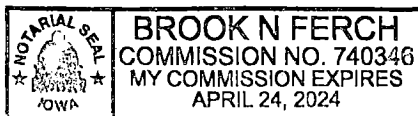
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

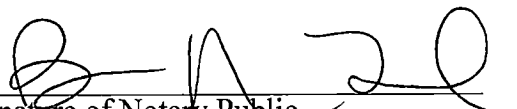
Dated: 4-5-24.

  
Melanie Fedeler, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 5, 2024 by  
Melanie Fedeler, a single person.



  
Signature of Notary Public