



Book 2024 Page 1070

Document 2024 1070 Type 03 001 Pages 2
Date 5/17/2024 Time 4:00:52PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$287.20

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: Luke J. Preussner and Jessica N. Preussner, 613 Tanglewood Drive, Manchester, Iowa 52057

⊕ **Return Document To:** Luke J. Preussner and Jessica N. Preussner, 613 Tanglewood Drive, Manchester, Iowa 52057

Grantors: RoseAnn M. Lyness a/k/a Rose Ann M. Lyness

Grantees: Luke J. Preussner and Jessica N. Preussner

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, RoseAnn M. Lyness a/k/a Rose Ann M. Lyness, a single person, does hereby Convey to Luke J. Preussner and Jessica N. Preussner, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Twenty Eight (28) of the Plat of Tanglewood Subdivision - Plat No. 1, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 95

AND

Lot Eleven (11) of Tanglewood Subdivision - Plat No. 3, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2005, Page 1095

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.

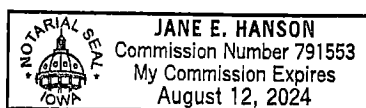
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: May 17, 2024.

By: Lori L. Cole as agent for RoseAnn M. Lyness a/k/a Rose Ann M. Lyness, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 17, 2024 by Lori L. Cole as agent for RoseAnn M. Lyness a/k/a Rose Ann M. Lyness, a single person.


Signature of Notary Public