



Book 2024 Page 1100

Document 2024 1100 Type 03 001 Pages 2
Date 5/23/2024 Time 12:18:48PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$268.80

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Connor T. Maurer, 1011 New Street, Manchester, IA 52057

Taxpayer: Connor T. Maurer, 1011 New Street, Manchester, IA 52057

Preparer: Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)



WARRANTY DEED

PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401

For the consideration of One Dollar (\$1.00) and other valuable consideration, K & L Real Estate LLC, an Iowa Limited Liability Company, does hereby convey to Connor T. Maurer the following described real estate in Delaware County, Iowa:

Lots Twenty Five (25) and Twenty Six (26), Block Four (4), Sunnyside Addition to Manchester, Iowa, according to plat recorded in Book 1, Page 141.

Subject to restrictions, covenants, easements, ordinances and limited access provisions 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 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: 5-22, 2024.

K & L Real Estate LLC

[Signature]

By: Katie White

Title: owner

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on May 22, 2024, by Katie White as Owner of

K & L Real Estate LLC, an Iowa Limited Liability Company.

[Signature]
Signature of Notary Public

