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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA
52057, Phone: 563-927-4164

Taxpayer Information: Tanner Stevens and Tjaden Fleege 1113 N 4th Street, Manchester, IA
52057

~~**Return Document To:**~~ Tanner Stevens and Tjaden Fleege 1113 N 4th Street, Manchester, IA
52057

Grantors: Sonja R. Harbach aka Sonja R. Ramirez and Cory J. Harbach

Grantees: Tanner Stevens and Tjaden Fleege

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

CEEDAR RAPIDS, IA 52401
313 3RD AVE SE
HAWKEYE ESCROW COMPANY
PLEASE RETURN TO: (X)



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Ninety Thousand Dollar(s) and other valuable consideration, Sonja R. Harbach aka Sonja R. Ramirez and Cory J. Harbach, wife and husband, do hereby Convey to Tanner Stevens and Tjaden Fleege, 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 one-half (N½) of the West one-half (W½) of Lot Ninety Seven (97), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1

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 20, 2024.

Sonja R. Harbach aka Sonja R. Ramirez, Grantor

Cory J. Harbach, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 20, 2024 by Sonja R. Harbach aka Sonja R. Ramirez and Cory J. Harbach.



Signature of Notary Public