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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

RF6-150387

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

Taxpayer Information: Garrett McLean, 1125 N 3rd Street, Manchester, IA 52057

Return Document To: Garrett McLean, 1125 N 3rd Street, Manchester, IA 52057

Grantors: Deena Huber

Grantees: Garrett McLean

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Eighty-Eight Thousand Dollar(s) and other valuable consideration, Deena Huber, a single person, does hereby Convey to Garrett McLean, the following described real estate in Delaware County, Iowa:

The West one-half (W1/2) of the North one-half (N1/2) of Lot Thirteen (13), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, 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: 5/28/24

Deena Huber, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 28, 2024 by Deena Huber.

Signature of Notary Public

