

Recorded: 6/11/2024 at 10:56:50.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$463.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1287

WARRANTY DEED
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: AbbeHealth, Inc., 740 N. 15th Ave., Suite A, Hiawatha, IA 52223

Return Document To: AbbeHealth, Inc., 740 N. 15th Ave., Suite A, Hiawatha, IA 52223

Grantors: David J. Grandon and Mary A. Grandon

Grantees: AbbeHealth, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Ninety Thousand Dollar(s) and other valuable consideration, David J. Grandon and Mary A. Grandon, husband and wife, do hereby Convey to AbbeHealth, Inc., a corporation organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lots Six (6), Seven (7) and Eight (8) of McIntosh 1st Addition to Manchester in N.W. 1/4, N.W. 1/4, Section 33-T89N-R5W, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Pages 27-32

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.

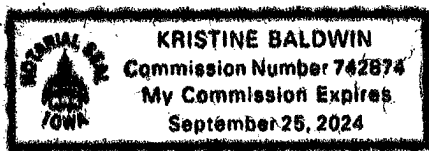
Dated: 6-8-2024

David J. Grandon, Grantor

Mary A. Grandon, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 8 2024 by David J. Grandon and Mary A. Grandon.



Kristine Baldwin, Signature of Notary Public