



Book 2024 Page 1340

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$278.40

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WR
RIVER RIDGE ESCROW CO
600 BOYSON RD NE STE 200
CEDAR RAPIDS IA 52402

Return to

Preparer Information: Erick Skogman, E.I.D.S., 417 1st Avenue SE, Cedar Rapids, IA 52401 (319)363-8285

~~Return Document To~~/Address Tax Statements: Patrice Behlman and David Michael Behlman, 112 East Union, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration Kelley Harbach a/k/a Kelley Tucker and Kerry Tucker, wife and husband, do hereby convey to Patrice Behlman and David Michael Behlman, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

The West one third (W 1/3) of Lot Two (2) Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I,L.D., Page 245, except the North ninety (90) feet thereof

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/has 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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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.

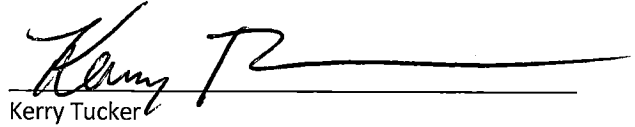
Mark the true statement with "X"

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.

This transaction is not exempt from the requirement to submit a groundwater hazard statement.


Dated: 5-31-2024


Kelley Harbach a/k/a Kelley Tucker


Kerry Tucker

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me this 31 day of May, 2024,
by Kelley Harbach a/k/a Kelley Tucker and Kerry Tucker, wife and husband.


Notary Public – State of Iowa

