

Recorded: 6/21/2024 at 9:10:34.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$269.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1378

**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: Tammie Lyn & Scott Joseph Brady, 207 W Acers Street, Manchester, IA 52057

Return Document To: Tammie Lyn Brady, 207 W Acers Street, Manchester, IA 52057

Grantors: Marsha K. Henderson

Grantees: Tammie Lyn Brady and Scott Joseph Brady

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Sixty-Nine Thousand Dollar(s) and other valuable consideration, Marsha K. Henderson f/k/a Marsha K. Meister, a single person, does hereby Convey to Tammie Lyn Brady and Scott Joseph Brady, wife and husband as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The East sixty (60) feet of the South one hundred twenty (120) feet of the West one-half (W½) of Lot Sixteen (16) of 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.

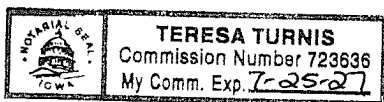
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June //, 2024.

Handwritten signature of Marsha K. Henderson
Marsha K. Henderson, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 11, 2024 by Marsha K. Henderson f/k/a Marsha K. Meister.



Handwritten signature of Teresa Turnis
Signature of Notary Public