

Recorded: 6/25/2024 at 2:28:54.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$287.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1428

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Prepared by:	Ann M. Klostermann McCrea Nazette Marner Nathanson Knoll LLP 615 – 2 <sup>nd</sup> Street SW Cedar Rapids, Iowa 52404 Telephone: 319-366-1000 Facsimile: 319-313-7849	Return to/Taxpayer Address: Nicholas S. Hall 905 New Street Manchester, Iowa 52057
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## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable Nancy Sue Chapman a/k/a Nancy S. Chapman a/k/a Nancy Chapman, a single person, does hereby convey to Nicholas S. Hall, the following described real estate in Delaware County, Iowa:

**Lot Eleven (11), Block Five (5), Shelden & Harris Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Pages 97-98**

together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

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.

Grantor does hereby covenant with grantee, and successors in interest, that grantor holds 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 grantor covenants 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.

Dated: June 24, 2024

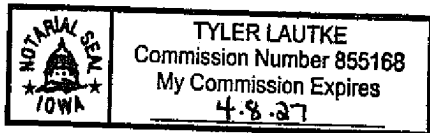


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Nancy Sue Chapman a/k/a Nancy S. Chapman  
a/k/a Nancy Chapman

STATE OF IOWA            )  
                                          )  
COUNTY OF Iowa        )

SS:

This document was acknowledged before me on this 24 day of June, 2024, by NANCY SUE CHAPMAN A/K/A NANCY S. CHAPMAN A/K/A NANCY CHAPMAN, a single person.



Tyler Lautke  
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Notary Public in and for State of Iowa