

Recorded: 6/28/2024 at 12:59:53.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$639.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1486

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Tel: 319-334-3704

Taxpayer: Nicholas A. Sailer, 117 DeAnn Drive, Manchester, IA 52057

Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Mark Thompson, Jr., a single person, does hereby Convey to Nicholas A. Sailer, a single person, the following described real estate in Delaware County, Iowa:

Lot One (1) of Schulte's Third Addition To Northtown Estates A Subdivision Of Lots 23, 24, & 25 Of Schulte's Second Addition To Northtown Estates, Sec. 20, T89N, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 2009, Page 4478.

* 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. 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 26 2024.



Mark Thompson, Jr., Grantor

STATE OF SOUTH DAKOTA, COUNTY OF PENNINGTON

This record was acknowledged before me on June 26, 2024 by Mark Thompson, Jr., a single person.


Signature of Notary Public

