

Recorded: 7/1/2024 at 8:20:42.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$284.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1497

**Return To:** Peter F. Halfhill, 209 N. Tama St., Manchester, IA 52057

**Taxpayer:** Peter F. Halfhill, 209 N. Tama St., Manchester, IA 52057

**Preparer:** Brianna J. Reynolds, 2252 Blairs Ferry Road, Hiawatha, IA 52233, Phone: 319-651-5871



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Sonya J. Belew and Lance Belew, a married couple, do hereby Convey to Peter F. Halfhill, the following described real estate in Delaware County, Iowa:

Lots Forty Two (42) and Forty Three (43), Manchester, Iowa, according to plat recorded in Book I L.C., Pages 284-285

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: 6/28/24.

Sonya J. Belew  
Sonya J. Belew, Grantor

Lance Belew  
Lance Belew, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on June 18, 2024 by  
Sonya J. Belew and Lance Belew.

[Signature]  
Signature of Notary Public

