

Recorded: 7/18/2024 at 9:34:39.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$495.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1695

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: Edward and Candace Wuchter, 125 Crescent Drive, Manchester, IA 52057

Return Document To: Edward and Candace Wuchter, 125 Crescent Drive, Manchester, IA 52057

Grantors: Ryan Hauser a/k/a Ryan Sean Hauser and Ellen Salow a/k/a Ellen Kathryn Salow n/k/a Ellen Hauser

Grantees: Edward John Wuchter and Candace Joy Wuchter

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Nine Thousand Nine Hundred Dollar(s) and other valuable consideration, Ryan Hauser a/k/a Ryan Sean Hauser and Ellen Salow a/k/a Ellen Kathryn Salow n/k/a Ellen Hauser, husband and wife, do hereby Convey to Edward John Wuchter and Candace Joy Wuchter, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Twenty Six (26) of Northtown Estates Subdivision of part of the North one-half (N1/2) of the Southeast Quarter (SE1/4) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 13

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.

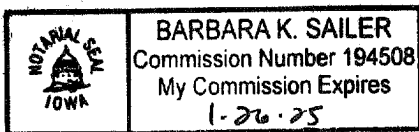
Dated: July 17, 2024

[Signature of Ryan Hauser]
Ryan Hauser a/k/a Ryan Sean Hauser, Grantor

[Signature of Ellen Salow]
Ellen Salow a/k/a Ellen Kathryn Salow n/k/a Ellen Hauser, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 17, 2024 by Ryan Hauser a/k/a Ryan Sean Hauser and Ellen Salow a/k/a Ellen Kathryn Salow n/k/a Ellen Hauser.



[Signature of Barbara K. Sailer]
Signature of Notary Public