

Recorded: 7/18/2024 at 12:50:36.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$263.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1700

Prepared by: Jase H. Jensen, 3200 37th Avenue SW, Cedar Rapids, Iowa 52404 (319) 396-2410
Return to / taxpayer: Kim Converse, 913 Sherman Ave., Manchester, Iowa 52057

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Shirley M. Haigh, a single person, does hereby Convey to Kim Converse, the following described real estate in Delaware County, Iowa:

Lot Eight (8), Block Three (3), Sheldon & Harris Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Pages 97-98; also the West one-half (W ½) of the vacated alley adjacent to said Lot Eight (8)

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 this 9th day of July, 2024.

Sandra Tullock, as agent

Shirley M. Haigh

By: Sandra Tullock, as Agent

STATE OF Missouri, COUNTY OF Greene, ss:

This record was acknowledged before me this 9th day of July, 2024, by ↓ as Agent for Shirley M. Haigh, a single person.

Sandra
Tullock

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Signature of Notary Public

my Commission Expires: 09/29/2025

