

Recorded: 7/19/2024 at 9:25:15.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$311.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1708

Return To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644
Taxpayer: Ryan Joseph Kelley and MaKenna Ann Kelley, 915 Sherman Avenue, Manchester, IA 52057
Preparer: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644
(319) 334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Natalie S. Gentz and Seaver M. Gentz, wife and husband, do hereby Convey to Ryan Joseph Kelley and MaKenna Ann Kelley, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

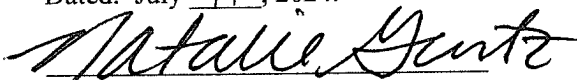
Lot Seven (7), Block Three (3), Shelden and Harris Addition to Manchester, Iowa, according to plat recorded in Book 1, Plats, Pages 97-98; also all of the vacated alley lying between Lot One (1) and Lot Seven (7) in said Block Three (3).

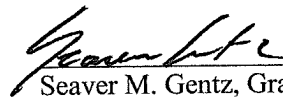
***There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard 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.

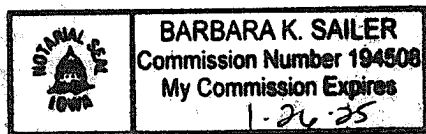
Dated: July 11, 2024.

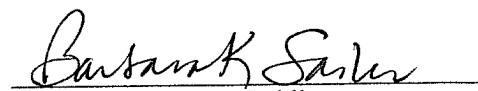

Natalie S. Gentz, Grantor


Seaver M. Gentz, Grantor

STATE OF IOWA, COUNTY OF Delaware :

This record was acknowledged before me on July 11, 2024, by Natalie S. Gentz and Seaver M. Gentz, wife and husband.




Signature of Notary Public