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Date 7/24/2024 Time 10:11:09AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$527.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
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: Betty L. Love, 201 W Acers Street, Manchester, IA 52057

Return Document To: Betty L. Love, 201 W Acers Street, Manchester, IA 52057

Grantors: Roger Owen Hicks

Grantees: Betty L. Love

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Three Hundred Thirty Thousand Dollar(s) and other valuable consideration, Roger Owen Hicks, a single person, does hereby Convey to Betty L. Love, the following described real estate in Delaware County, Iowa:

The South one hundred ten (110) feet of the East one-half (E½) of Lot Sixteen (16), Henry Acers Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1

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.

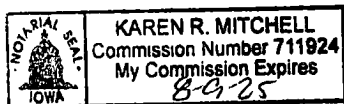
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 23, 2024

[Signature of Roger Owen Hicks]
Roger Owen Hicks, Grantor

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on July 23, 2024 by Roger Owen Hicks.



[Signature of Karen R. Mitchell]
Signature of Notary Public