



Book 2024 Page 1748

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Date 7/24/2024 Time 10:11:17AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$175.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

Return  
To:

RIVER RIDGE ESCROW CO  
600 BOYSON RD NE STE 200  
CEDAR RAPIDS IA 52402-7221

Preparer Information: Erick Skogman, E.I.D.S., 417 1<sup>st</sup> Avenue SE, Cedar Rapids, IA 52401 (319)363-8285

Return Document To/Address Tax Statements: Lindsey Wendling and Mitchell Wendling, 431 S Madison St,  
Manchester, IA 52057  
**\*\*\*a/k/a Lindsey L Wendling and Mitchell R Wendling  
\*\*a/k/a Julie Ann Rich**

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration Darrel Rich and Julie Rich, husband and wife, do hereby convey to Lindsey Wendling and Mitchell Wendling, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

The North forty one (41.0) feet of the South one hundred four (104.0) feet of Lot Two (2) and the East one hundred ten (110.0) feet of the North thirty (30.0) feet of the South sixty three (63.0) of said Lot Two (2), A.R. Loomis Addition to Manchester, Iowa, according to plat recorded in Book 15 L.D., Page 410

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/has 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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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.

Mark the true statement with "X"

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.

This transaction is not exempt from the requirement to submit a groundwater hazard statement.

Dated: 7-18-24

[Signature]  
Darrel Rich

[Signature]  
Julie Rich

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me this 18 day of July, 2024,  
by Darrel Rich and Julie Rich, husband and wife.

[Signature]  
Notary Public – State of Iowa

