

Recorded: 7/25/2024 at 3:11:25.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$300.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1768

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076, Phone: 563-933-4334

Taxpayer Information: Steven Soppe, 1005 N Franklin St., Manchester, IA 52057

Return Document To: Steven Soppe, 17141 191st Street, Manchester, IA 52057

Grantors: Thomas J. Bunting and Lori Ann Bunting

Grantees: Steven Soppe

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Thomas J. Bunting and Lori Ann Bunting, husband and wife, do hereby Convey to Steven Soppe, the following described real estate in Delaware County, Iowa:

The South eighty five (85) feet of the West two hundred (200) feet of Lot Twenty Four (24), Henry Acers' Addition to Manchester, Iowa, according to the 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

Thomas J. Bunting
Thomas J. Bunting, Grantor

Lori Ann Bunting
Lori Ann Bunting, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on July 23, 2024 by Thomas J. Bunting and Lori Ann Bunting.



Teresa Turnis
Signature of Notary Public