

Recorded: 8/30/2024 at 10:34:59.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$247.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2126

Return To: Brock Hillers, 909 W Marion St, MANCHESTER, IA 52057
Taxpayer: Brock Hillers, 909 W Marion St, MANCHESTER, IA 52057
Preparer: Brianna J. Reynolds, 2252 Blairs Ferry Road, Hiawatha, IA 52233, Phone: 319-651-5871



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jeffery Joe Hermsen a/k/a Jeffrey J Hermsen a/k/a Jeffery J Hermsen, a single person, does hereby Convey to Brock Hillers, the following described real estate in Delaware County, Iowa:

Lot Six Hundred Sixteen (616), Manchester, Iowa, according to plat recorded in Book I, L.D., Page 284

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: 8-30-2024

Jeffery J Hermsen
Jeffery Joe Hermsen a/k/a Jeffrey J Hermsen
a/k/a Jeffery J Hermsen, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on August 30th 2024 by
Jeffery Joe Hermsen a/k/a Jeffrey J Hermsen a/k/a Jeffery J Hermsen.

Travis Wiley
Signature of Notary Public

