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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Ⓢ **Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Joseph D. Dittrick, 112 S Wayne Street, Manchester, Iowa 52057

Return Document To: Joseph D. Dittrick, 112 S Wayne Street, Manchester, Iowa 52057

Grantors: Dittrick Properties, LLC

Grantees: Joseph D. Dittrick

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Dittrick Properties, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Joseph D. Dittrick, the following described real estate in Delaware County, Iowa:

Lot One Hundred Seventy Eight (178), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284, except the East twelve (12.0) feet thereof.

This deed is exempt according to Iowa Code 428A.2(21).

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: September 17, 2024

By [Signature]
Joseph D. Dittrick, Member of Dittrick Properties, LLC

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 17, 2024, by Joseph D. Dittrick, Member of Dittrick Properties, LLC

[Signature]
Signature of Notary Public

