



Book 2024 Page 2432

Document 2024 2432 Type 03 001 Pages 2

Date 10/01/2024 Time 10:27:48AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$306.40

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, Tel: 563-927-4164

Taxpayer Information: Claire Demmer, 101 Oak Court, Manchester, IA 52057

Return Document To: Clair Demmer, 101 Oak Court, Manchester, IA 52057

Grantors: Aaron R. Demmer and Carlee Demmer

Grantees: Claire M. Demmer

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Ninety-Two Thousand Dollar(s) and other valuable consideration, Aaron R. Demmer and Carlee Demmer, husband and wife, do hereby Convey to Claire M. Demmer, the following described real estate in Delaware County, Iowa:

That part of the South one-half (S½) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point on the South line of Clara Avenue two hundred sixty nine and fifteen one-hundredths (269.15) feet, West of the West line of New Street, thence South eighty five (85.0) feet, thence West ninety seven and fifteen one-hundredths (97.15) feet, thence North eighty five (85.0) feet, thence East ninety seven and fifteen one-hundredths (97.15) feet to the point of beginning.

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.

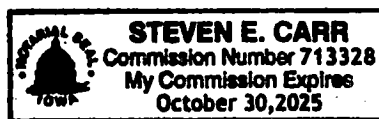
Dated: 9/30/24

[Signature]
Aaron R. Demmer, Grantor

[Signature]
Carlee Demmer, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 30, 2024 by Aaron R. Demmer and Carlee Demmer.



[Signature]
Signature of Notary Public