



Book 2024 Page 2477

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$215.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY  
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:** Derik Foster and Brittany Sabers, 1112 N 4th Street, Manchester, IA 52057

**Return Document To:** Derik Foster and Brittany Sabers, 1112 N 4th Street, Manchester, IA 52057

**Grantors:** Mary Lou Hawker

**Grantees:** Derik S. Foster and Brittany L. Sabers

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Thirty-Five Thousand Dollar(s) and other valuable consideration, Mary Lou Hawker, a single person, does hereby Convey to Derik S. Foster and Brittany L. Sabers, 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 sixty six (66) feet of the East one hundred thirty two (132) feet of Lot One Hundred Nine (109), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1 AND Lots One Hundred Eight (108) and One Hundred Nine (109), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, except the North sixty six (66) feet of the East one hundred thirty two (132) feet of said Lot One Hundred Nine (109), and also except the West one hundred twelve (112) feet of said Lots One Hundred Eight (108) and One Hundred Nine (109), and also except the South eighty seven (87) feet of the East one hundred fifty two (152) feet of said Lot One Hundred Eight (108).

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.

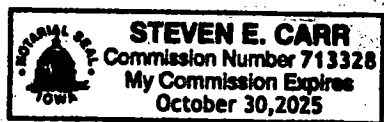
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: September 27, 2024.

Mary Lou Hawker  
Mary Lou Hawker, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 27, 2024 by Mary Lou Hawker.



Steven E. Carr  
Signature of Notary Public