

Recorded: 10/8/2024 at 10:19:03.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$239.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2530

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: 1102 E Main Street, LLC, 1102 E Main St, Manchester, Iowa 52057

Return Document To: 1102 E Main Street, LLC, 1102 E Main St, Manchester, Iowa 52057

Grantors: Mary C. O'Brien-Schnieders and Gary Schnieders

Grantees: 1102 E Main Street, LLC

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, Mary C. O'Brien-Schnieders and Gary Schnieders, wife and husband, do hereby Convey to 1102 E. Main Street, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

That part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point two hundred sixty four (264) feet East of the Southwest corner of said Southeast Quarter (SE1/4) and running thence North two hundred eighty (280) feet, thence East ninety nine (99) feet, thence South two hundred eighty (280) feet, thence West ninety nine (99) 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: October 7, 2024

Mary C. O'Brien-Schnieders

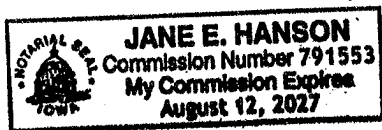
Mary C. O'Brien-Schnieders, Grantor

Gary Schnieders

Gary Schnieders, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 7, 2024 by Mary C. O'Brien-Schnieders and Gary Schnieders, wife and husband.



Jane E. Hanson
Signature of Notary Public