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Rev Transfer Tax \$511.20

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: Emily Kelchen and Tyler Kelchen, 1000 Clearview Dr, Manchester, Iowa 52057

Return Document To: Emily Kelchen and Tyler Kelchen, 1000 Clearview Dr, Manchester, Iowa 52057

Grantors: Ardis Lagerquist a/k/a Ardis K. Lagerquist

Grantees: Emily Kelchen and Tyler Kelchen

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, Ardis Lagerquist a/k/a Ardis K. Lagerquist, a single person, does hereby Convey to Emily Kelchen and Tyler Kelchen, as wife and husband as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:


Lot Eighteen (18) of Meadow Park Second Subdivision A Subdivision of Lot A of Meadow Park, Section 28, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2001, Page 1730

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.

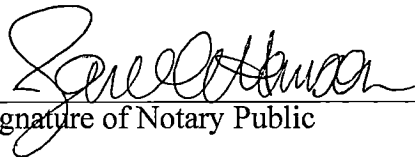
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 25, 2024.


Ardis Lagerquist a/k/a Ardis K. Lagerquist,
Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 25, 2024 by Ardis Lagerquist a/k/a Ardis K. Lagerquist, a single person.


Signature of Notary Public

