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Document 2024 2746 Type 03 001 Pages 4  
Date 11/01/2024 Time 9:56:10AM  
Rec Amt \$22.00 Aud Amt \$5.00  
Rev Transfer Tax \$549.60

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY**  
**Recorder's Cover Sheet**

**Preparer Information:** Daniel L Seufferlein, 600 Boyson Rd NE, Suite 200, Cedar Rapids, IA 52402, Tel: 319-393-9090

**Taxpayer Information:** Brian M. Burroughs and Rachel L. Burroughs, 111 Woodland Dr Manchester IA 52057

**Return Document To:** Brian M. Burroughs and Rachel L. Burroughs, 111 Woodland Dr Manchester IA 52057

**Grantors:** Deleva L. Stevenson and Kay M. Phillips

**Grantees:** Brian M. Burroughs and Rachel L. Burroughs

**Legal Description:** See Page 2

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



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Deleva L. Stevenson, a single person and Kay M. Phillips, a single person, do hereby Convey to Brian M. Burroughs and Rachel L. Burroughs, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

See attached Addendum

Subject to Covenants, Conditions, Restrictions and Easements of record.

Mark the appropriate statement with an "X":

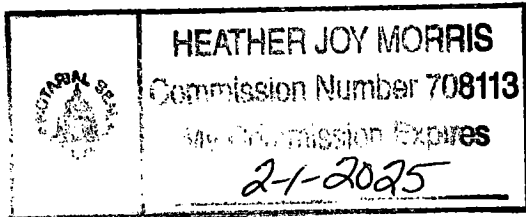
X There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the subject property as described in Iowa Code Sec. 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

\_\_\_\_\_ This transaction is not 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 29, 24



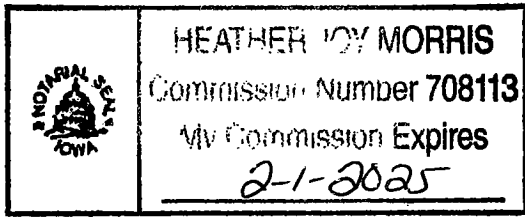
Deleva L. Stevenson  
Deleva L. Stevenson, Grantor

Kay M. Phillips  
Kay M. Phillips, Grantor

STATE OF Iowa, COUNTY OF Linn

This record was acknowledged before me on October 29, 2024 by Deleva L. Stevenson, a single person and Kay M. Phillips, a single person.

Heather Joy Morris  
Signature of Notary Public



ADDENDUM

CONTINUATION OF AN ABSTRACT OF TITLE TO: That part of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at the West side of the public highway one hundred six (106) feet South of the Southeast corner of Lot Eight (8), Love's Addition to Manchester, Iowa, and running thence at right angles West one hundred fifty (150) feet, thence at right angles South two hundred twelve (212) feet, thence at right angles East one hundred fifty (150) feet to the West line of said public highway, thence North two hundred twelve (212) feet along the West line of said public highway to the place of beginning, except the South twenty two and fifteen hundredths (22.15) feet thereof; also Lot Four (4), except the South twenty two and fifteen hundredths (22.15) feet thereof, of McIntosh Second Addition, A Subdivision Of Part Of The NW  $\frac{1}{4}$  Of The NW  $\frac{1}{4}$ , Section 33, T89N, R5W Of The Fifth P.M., City Of Manchester, Iowa, according to plat recorded in Book 3 Plats, Page 212.