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Date 11/15/2024 Time 8:41:34AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$119.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**Return To:** Nickole J. McGrane, 17784 185th St, Manchester, IA 52057  
**Taxpayer:** Dean C. McGrane and Nickole J. McGrane, 17784 185th St, Manchester, IA 52057  
**Preparer:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920



### WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Gary D. Vontalge and Dona L. Vontalge, husband and wife, do hereby Convey to Dean C. McGrane and Nickole J. McGrane, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Two (2) of Vontalge's Subdivision Part of the SW 1/4 - SE 1/4, Sec. 13, T89N, R6W of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2010, Page 2177.

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.

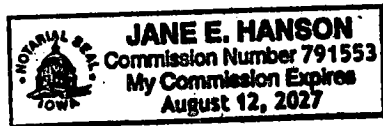
Dated: November 14, 2024.

Gary D. Vontalge  
Gary D. Vontalge, Grantor

Dona L. Vontalge  
Dona L. Vontalge, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 14, 2024 by Gary D. Vontalge and Dona L. Vontalge, husband and wife.



Jane E. Hanson  
Signature of Notary Public