



Book 2024 Page 3008

Document 2024 3008 Type 03 001 Pages 2

Date 12/03/2024 Time 2:23:43PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$247.20

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: Angela K. Wendt, 101 Gay Street, Delhi, Iowa 52223

Return Document To: Angela K. Wendt, 101 Gay Street, Delhi, Iowa 52223

Grantors: Sheila Freiburger

Grantees: Angela K. Wendt

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, Sheila Freiburger, a single person, does hereby Convey to Angela K. Wendt, a single person, the following described real estate in Delaware County, Iowa:

Lot One (1) and the East one-half (E $\frac{1}{2}$) of Lot Two (2), Block Twenty Two (22), Delhi, Iowa, according to plat recorded in Book A L.D., Pages 128-129

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: 11-27-2024

Sheila Freiburger
Sheila Freiburger, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 27, 2024 by
Sheila Freiburger, a single person.

Mary Kay Starks
Signature of Notary Public

