

Recorded: 12/6/2024 at 3:47:10.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$461.60  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 3048

**Return To:** Freddie L. Jones Jr. & Jennifer L. Jones, 132 W. Howard St., Manchester, IA 52057  
**Taxpayer:** Freddie L. Jones Jr. & Jennifer L. Jones, 132 W. Howard St., Manchester, IA 52057  
**Preparer:** Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926



### WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Ryan Wicks and Angela Wicks, Husband and Wife, do hereby Convey to Freddie L. Jones Jr. and Jennifer L. Jones, 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), Block Four (4), Toogood & Bethel's Subdivision of the North part of Lot I in the Iowa Land Company's Subdivision to the Town of Manchester, Iowa, according to the plat recorded in Book 1 Plats, Page 9.

*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.

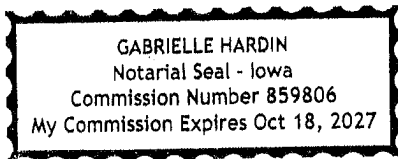
Dated: 11/24/24

Ryan M. Wicks  
Ryan Wicks, Grantor

Angela Wicks  
Angela Wicks, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 11/24/24 by  
Ryan Wicks and Angela Wicks, husband and wife.



Gabrielle Hardin  
Signature of Notary Public