

Recorded: 12/17/2024 at 8:11:08.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$623.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 3134

Return To/Taxpayer: Josie A Zanker and Ryan J Zanker, 2240 N 78th St. Lincoln, NE 68505 (319) 404-2950
Preparer: Benjamin M. Lange, Lange & McMahon, 222 1st Street East, Independence, IA 50644 (319) 334-4488

WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration, Matthew K Bodine and Mary M Bodine, husband and wife, do hereby Convey to Josie A Zanker and Ryan J Zanker, husband and wife, as Joint Tenants with Full Rights of Survivorship and not as tenants in common, the following described real estate in **Delaware** County, Iowa:

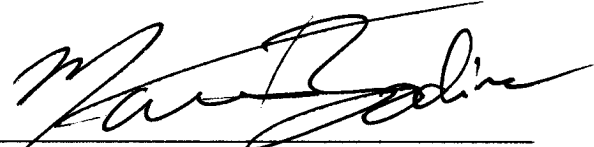
Lot Eleven (11) of Schulte's Second Addition to Northtown Estates, Manchester, Delaware County, Iowa, according to the plat recorded in Book 8 Plats, Page 10

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.

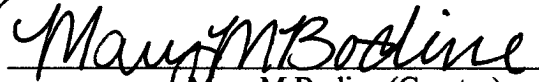
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: December 6, 2024.



Matthew K Bodine (Grantor)




Mary M Bodine (Grantor)

Tennessee

STATE OF ~~IOWA~~, COUNTY OF Hamilton ss.

This record was acknowledged before me this 6 day of December, 2024, by
Matthew K Bodine and Mary M Bodine.


Signature of Notary Public

exp 11.13.28

