

Recorded: 1/17/2025 at 3:12:38.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$7.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 194

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E. Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Seth M. Brokens, 608 W Delaware Street, Manchester, IA 52057

Return Document To: Seth M. Brokens, 608 W Delaware Street, Manchester, IA 52057

Grantors: Kevin John Brokens and Frances Brokens

Grantees: Seth M. Brokens

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Five Thousand Dollar(s) and other valuable consideration, Kevin John Brokens and Frances Brokens, husband and wife, does hereby Convey to Seth M. Brokens, the following described real estate in Delaware County, Iowa:

The North One-half of Lot Five Hundred Seventy-six (576), Manchester, Iowa, same being a part of the Northwest Quarter of the Northwest Quarter of Section Thirty-two (32), Township Eighty-nine (89) North, Range Five (5) West of the Fifth P.M.

This deed is in fulfillment of Real Estate Contract filed December 26, 2024 in Book 2024, Page 3223.


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.

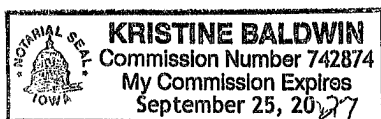
Dated: January 14, 2025.


Kevin John Brokens, Grantor


Frances Brokens, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 14, 2025 by Kevin John Brokens and Frances Brokens, husband and wife.




Signature of Notary Public