

Recorded: 1/17/2025 at 3:13:13.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$79.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 196

Preparer Information: Erick Skogman, E.I.D.S., 417 1st Avenue SE, Cedar Rapids, IA 52401 (319)363-8285

Return Document To/Address Tax Statements: Broghammer Properties, LLC, 1477 190th ST, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration Seth Brokens a/k/a Seth M. Brokens, a single person, does hereby convey to Broghammer Properties, LLC the following described real estate in Delaware County, Iowa:

Lot Five Hundred Seventy Seven (577) and The North one-half (N 1/2) of Lot Five Hundred Seventy Six (576), Manchester, Iowa, according to the plat recorded in Book I L.D., Page 284

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/has 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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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.

Mark the true statement with "X"

☒ *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.*

☐ *This transaction is not exempt from the requirement to submit a groundwater hazard statement.*

Dated: 1-16-25

Seth Brokens

Seth Brokens a/k/a Seth M. Brokens

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me this 16 day of January, 2025,
by Seth Brokens a/k/a Seth M. Brokens, a single person.

Kristine Baldwin
Notary Public – State of Iowa

