

Recorded: 1/21/2025 at 3:00:40.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$306.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 204

Return To: Timothy Hefel and Jillian Hefel, 832 East Howard St., Manchester, IA 52057-1638
Taxpayer: Timothy Hefel and Jillian Hefel, 832 East Howard St., Manchester, IA 52057-1638
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, Alex D. Vorwald and Lyndsey Vorwald, Husband and Wife, do hereby Convey to Timothy Hefel and Jillian Hefel, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

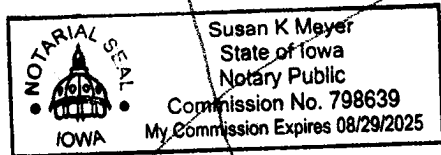
The West fifty two and twenty three hundredths (52.23) feet of the South one-half (S1/2) of Lot Nineteen (19) and the East twenty one (21) feet of the South one-half (S1/2) of Lot Twenty (20), Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Pages 484-485, also known as Lots 6A and 6B of Cooke's Sub-Division Of Lot 19 & East 21 feet Lot 20 Iowa Land Co. Addition To Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 44

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 17, 2025

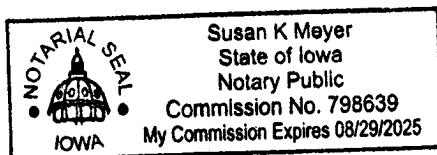


Alex D. Vorwald
Alex D. Vorwald, Grantor

Lyndsey Vorwald
Lyndsey Vorwald, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 17, 2025 by
Alex D. Vorwald and Lyndsey Vorwald, husband and wife.



Susan K Meyer
Signature of Notary Public