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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information: Cortney Howard, 425 2nd Street SE, Suite 370, Cedar Rapids, IA 52401 319-363-8827
After recording return to: Contract Exchange Corporation, PO Box 8162, Cedar Rapids, IA 52406
Address Tax Statements: Gary W. Dittrick & Judith A. Dittrick, 204 S Wayne Street, Manchester, IA 52057

WARRANTY DEED

Know All Men By These Presents: That

Gary W. Dittrick and Judith A. Dittrick, husband and wife,

In consideration of the sum of One Dollar (\$1.00) and Other Valuable Consideration In hand paid do hereby convey unto

Contract Exchange Corporation, an Iowa Corporation,

The following described real estate, situated in Delaware County, Iowa to-wit:

The South one-half (S1/2) of Lots Two Hundred Fourteen (214) and Two Hundred Fifteen (215), Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285

Locally known as: 204 S Wayne Street, Manchester, Iowa

This instrument is exempt from transfer tax under Section 428A.2(8), and Groundwater Hazard Statement, being given in order to secure a debt or other obligation.

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all person whomsoever, except as may be above stated.

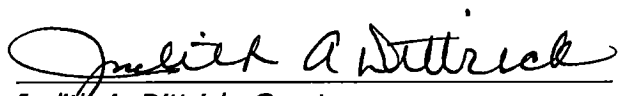
Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the described premises.

Words and phrases herein including acknowledgement hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 23 day of January 2025.



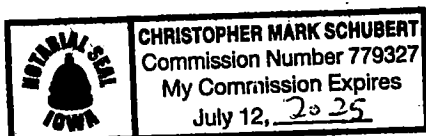
Gary W. Dittrick, Grantor

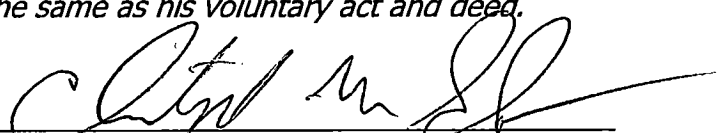


Judith A. Dittrick, Grantor

State of Iowa, Linn County, ss:

On this 23 day of January 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gary W. Dittrick and Judith A. Dittrick, husband and wife, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.





Notary Public in and for said County and said State