

Recorded: 2/6/2025 at 12:23:47.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$319.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 337

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave.
Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: Parker L. Kluesner, 169 Prospect Street, Manchester, IA 52057

Return Document To: Parker L. Kluesner, 169 Prospect Street, Manchester, IA 52057

Grantors: Mitchell S. Demmer and Madison M. Demmer

Grantees: Parker L. Kluesner

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Mitchell S. Demmer and Madison M. Demmer, husband and wife, do hereby Convey to Parker L. Kluesner, a single person, the following described real estate in Delaware County, Iowa:


The North one-half (N½) of the West sixty six (66.0) feet of Lot Twenty One (21), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I, L.D., Page 245, except the South five and one-half (5 ½) feet thereof; excepting any instruments of record which might affect the title to the above described part of lot, wherein descriptions were made on the basis that said lot was two hundred ten (210.0) feet in its dimensions.

***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.**

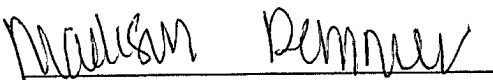
Grantors do hereby Covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: February 10, 2025.



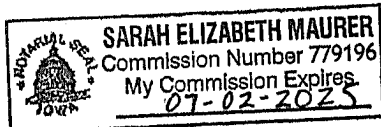
Mitchell S. Demmer, Grantor



Madison M. Demmer, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 10, 2025, by Mitchell S. Demmer and Madison M. Demmer, husband and wife.





Signature of Notary Public