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Document 2025 602 Type 03 001 Pages 1
Date 3/10/2025 Time 9:55:49AM
Rec Amt \$7.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information: Cortney Howard, 425 2nd Street SE, Ste 370, Cedar Rapids, IA 52401 319-363-8827
After recording return to: Contract Exchange Corporation, PO Box 8162, Cedar Rapids, IA 52408
Address Tax Statements: Gary W. Dittrick & Judith A. Dittrick, 204 S Wayne Street, Manchester, IA 52057

CORPORATE WARRANTY DEED

Know All Men By These Presents:

Contract Exchange Corporation, an Iowa Corporation

Having its principal place of business at 425 2nd Street SE, Suite 370, Cedar Rapids, Iowa in Linn County and State of Iowa, a corporation organized and existing under the laws of Iowa, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid does hereby convey unto

Equity Trust Company Custodian FBO Frank E. Weinstein IRA # 200271428

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

Also, the above Grantor does hereby sell, assign, transfer and convey all of their vendor right, title and interest in and to one certain real estate contract dated January 23, 2025, and filed February 6, 2025, in Book 2025 at Page 333 in the records of the Delaware County, Iowa Recorder's Office.

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.

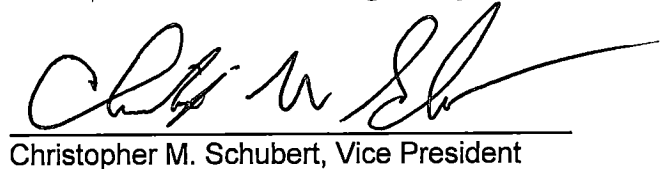
And said Corporation hereby covenants with said grantees, and successors in interest, that it holds said real estate by title in fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be above stated: and it covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

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

IN WITNESS WHEREOF said corporation has caused this instrument to be duly executed this 7th day of March 2025.

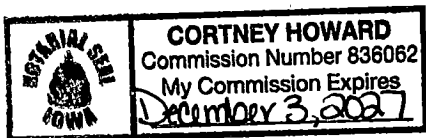
Contract Exchange Corporation

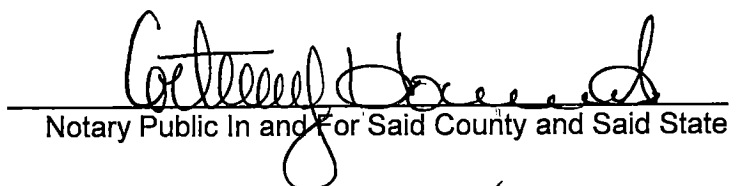

Nancy C. Malloy, Vice President


Christopher M. Schubert, Vice President

State of Iowa, Linn County, ss:

On this 7th day of March 2025, before me, the undersigned, a notary public in and for said county and said state, personally appeared Nancy C. Malloy and Christopher M. Schubert, to me personally known, who, being by me duly sworn, did say that they are the Vice-Presidents, of said corporation: that no seal has been procured by the said corporation, that said instrument was signed on behalf of said Corporation by authority of its board of directors; and that the said Christopher M. Schubert and Nancy C. Malloy, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.




Notary Public In and For Said County and Said State