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Date 4/22/2025 Time 1:57:07PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$348.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Janet Moser, 1308 N 5th Street, Manchester, IA 52057

Return Document To: Janet Moser, 1308 N 5th Street, Manchester, IA 52057

Grantors: Linda L. Krueger

Grantees: Janet Moser

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

*Janet Moser
400 W. Marion St. Apt. 1
Manchester IA 52057*



WARRANTY DEED

For the consideration of Two Hundred Eighteen Thousand Dollar(s) and other valuable consideration, Linda L. Krueger, a single person, does hereby Convey to Janet Moser, the following described real estate in Delaware County, Iowa:

The South seventy-four (74.0) feet of the North seventy seven (77.0) feet of the East one hundred twenty four (124.0) feet of Lot Eighty Five (85) of Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

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.

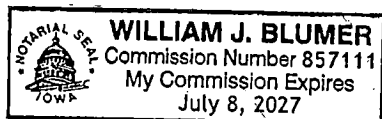
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 4-3-25.

Linda L. Krueger
Linda L. Krueger, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 4-3-25 by
Linda L. Krueger.



[Signature]
Signature of Notary Public