

Recorded: 4/28/2025 at 11:40:13.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$639.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1055

Preparer Information: Erick Skogman, E.I.D.S., 417 1st Avenue SE, Cedar Rapids, IA 52401 (319)363-8285
Return Document To/Address Tax Statements: Maria G. Schilling and Matthew J. Rave, 228 Fairview Dr,
Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration Teresa Marie McLaughlin f/k/a Teresa Marie Allison, a single person, does hereby convey to Maria G. Schilling and Matthew J. Rave, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Lot Seventeen (17), Fairview Acres, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2001, Page 3737.

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/has 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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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.

Mark the true statement with "X"

 X *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.*

 This transaction is not exempt from the requirement to submit a groundwater hazard statement.

Dated: 4-9-2025

Teresa Marie McLaughlin
Teresa Marie McLaughlin f/k/a Teresa Marie Allison

STATE OF Iowa COUNTY OF Delaware

This instrument was acknowledged before me this 9 day of April, 2025,
by Teresa Marie McLaughlin f/k/a Teresa Marie Allison, a single person.

Kristine Baldwin
Notary Public – State of _____

