

Recorded: 5/2/2025 at 2:23:54.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$268.80  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 1115

**Return To:** Michael E. Clasen, 1089 17th St. SE, Dyersville, IA 52040  
**Taxpayer:** Michael E. and Heather L. Clasen, 1089 17th St. SE, Dyersville, IA 52040  
**Preparer:** John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076,  
Tel: 563-933-4334



## WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Marc W. MacTaggart and Lynn M. Hartman, n/k/a Lynn M. MacTaggart, husband and wife, do hereby Convey to Michael E. Clasen and Heather L. Clasen, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The West three-fourths (W 3/4) of Lot Fifty Four (54), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284, except the West seven (7.0) feet thereof, and except also commencing at a point seven (7.0) feet East of the Southwest corner of said Lot Fifty Four (54), thence North forty five and one-half (45½) feet, thence East twenty (20.0) feet, thence South twenty seven and one-half (27½) feet, thence East twenty (20.0) feet, thence South eighteen (18.0) feet, thence West forty (40.0) feet to the place of beginning; also the West 7.5 Feet Of The East One-Quarter Of Lot 54, Manchester (Formerly Burrington) City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 2019, Page 1683.


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.

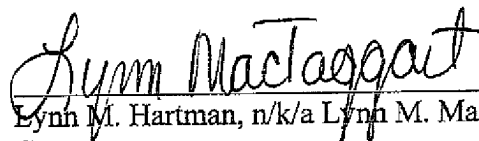
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated;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

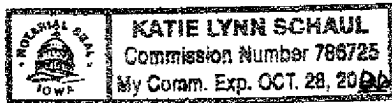
Dated: April 30, 2025

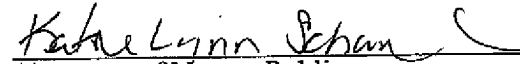
  
Marc W. MacTaggart, Grantor

  
Lynn M. Hartman, n/k/a Lynn M. MacTaggart,  
Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on April 30, 2025 by  
Marc W. MacTaggart and Lynn M. Hartman, n/k/a Lynn M. MacTaggart.



  
Signature of Notary Public