

Recorded: 5/19/2025 at 8:09:15.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$231.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1266

Return To: Rachel Ronek Menard, 514 Prospect Street, Manchester, Iowa 52057

Taxpayer: Rachel Ronek Menard, 514 Prospect Street, Manchester, Iowa 52057

Preparer: Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Marie L. Shaw, a single person, does hereby convey to Rachel Ronek Menard, a single person, the following described real estate in Delaware County, Iowa:

That part of Lot Nine (9) of the Subdivision of the Southwest Quarter (SW¼) and the South one-half (S½) of the Northwest Quarter (NW¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 4, described as commencing at a point where the North line of Prospect Street in Manchester, Iowa, intersects the West line of said Lot Nine (9), thence North along the West line of said Lot Nine (9) a distance of one hundred twenty (120) feet, thence East sixty six (66) feet, thence South and parallel with the West line of said Lot Nine (9) a distance of one hundred twenty (120) feet, thence West sixty six (66) feet to the point of beginning.

Subject to restrictions, covenants, easements, ordinances and limited access provisions of record.

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.

Grantor(s) do(es) Hereby Covenant with grantees, and successors in interest, that grantor(s) hold(s) 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 grantor(s) 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.

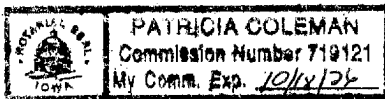
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 5/14/25.

Marie L. Shaw
Marie L. Shaw

STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on May 14, 2025, 2025, by
Marie L. Shaw, a single person.



Patricia Coleman
Signature of Notary Public