



Book 2025 Page 1359

Document 2025 1359 Type 03 001 Pages 2  
Date 5/30/2025 Time 9:33:18AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$455.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

*Return TO:*

RIVER RIDGE ESCROW CO  
600 BOYSON RD NE STE 200  
CEDAR RAPIDS IA 52402-7221

Prepared by: Ann M. Klostermann McCrea Nazette Marnier Nathanson Knoll LLP 615 – 2 <sup>nd</sup> Street SW Cedar Rapids, Iowa 52404 Telephone: 319-366-1000 Facsimile: 319-313-7849	<del>Return to</del> /Taxpayer Address: Morgan Toussaint & Tyler W. Scherbring 120 Crescent Drive Manchester, Iowa 52057
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### WARRANTY DEED

\*a/k/a Morgan Scherbring

For the consideration of One Dollar (\$1.00) and other valuable consideration Jordan L. Hoepfner and Jennifer L. Hoepfner, a married couple, do hereby convey to Morgan Toussaint and Tyler W. Scherbring, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

**Lot Six (6) of Schulte's First Addition to Northtown Estates Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 166**

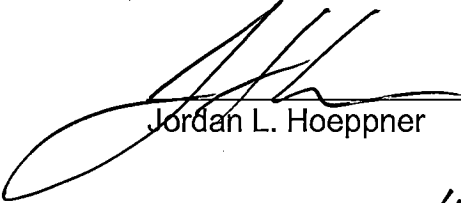
together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

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.

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. 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.

Dated: May 24, 2025

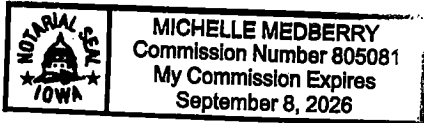
  
\_\_\_\_\_  
Jordan L. Hoepfner


  
\_\_\_\_\_  
Jennifer L. Hoepfner

STATE OF IOWA            )  
                                  )  
COUNTY OF Benton  )

SS:

This document was acknowledged before me on this 24<sup>th</sup> day of May, 2025, by JORDAN L. HOEPPNER and JENNIFER L. HOEPPNER, a married couple.



  
\_\_\_\_\_  
Notary Public in and for State of Iowa