

Recorded: 6/23/2025 at 8:09:14.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$71.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 1608

**Preparer Information:** Erick Skogman, E.I.D.S., 417 1<sup>st</sup> Avenue SE, Cedar Rapids, IA 52401 (319)363-8285  
**Return Document To/Address Tax Statements:** Christopher Janssen, 405 N Franklin, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration Peter C. Buschmann and Jill L. Buschmann, husband and wife, do hereby convey to Christopher Janssen the following described real estate in Delaware County, Iowa:

The West twenty one (21) feet of Lot Six Hundred Fifty Three (653), except the Northerly seventy (70) feet thereof, and Lot Six Hundred Fifty Four (654), except the North eighty six (86) feet thereof, all in Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285

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.

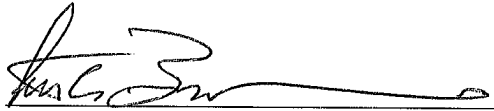
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

**Mark the true statement with "X"**

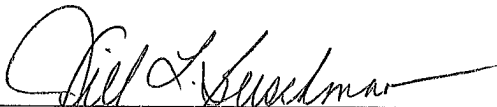
☒ *There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.*

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

Dated: 6/18/2025



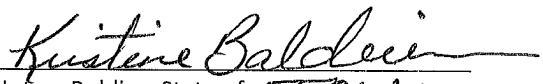
Peter C. Buschmann



Jill L. Buschmann

STATE OF Iowa, COUNTY OF Jones

This instrument was acknowledged before me this day of June 18, 2025  
by Peter C. Buschmann and Jill L. Buschmann, husband and wife.

  
Notary Public – State of Iowa

