

Recorded: 10/1/2025 at 8:01:17.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$343.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2619

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: Kelli D. Hartbeck, 605 E Union St, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration Melani Engelken f/k/a Melani Moorman, a single person, do/does hereby convey to Kelli D. Hartbeck the following described real estate in Delaware County, Iowa:

That part of Lot Three Hundred Nine (309), Manchester Iowa, according to plat recorded in Book I L.D., Page 284, described as commencing at a point two hundred thirteen and three-tenths (213.3) feet West of the Northeast corner of said Lot Three Hundred Nine (309) and running thence west ninety six (96.0) feet more or less to a point which is three hundred thirty nine (339.0) feet East of the Northwest corner of said Lot Three Hundred Nine (309), thence South one hundred (100.0) feet, thence East to a point directly South of the point of beginning, thence North one hundred (100.0) feet to the point of beginning

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 ONE 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: 9/30/25

Melani Engelken
Melani Engelken f/k/a Melani Moorman

STATE OF Iowa, COUNTY OF Delaware

This instrument was acknowledged before me this 30 day of September, 2025,
by Melani Engelken f/k/a Melani Moorman, a single person.

Kristine Baldwin
Notary Public – State of IOWA

