

Recorded: 7/2/2026 at 11:43:01.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$381.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1825

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Sandra S. Kunde, 300 E. Union Street, Manchester, Iowa 52057

Return Document To: Sandra S. Kunde, 300 E. Union Street, Manchester, Iowa 52057

Grantors: Lori Ann Hempstead and Joshua Ryan Hempstead

Grantees: Sandra S. Kunde

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Thirty-Nine Thousand Dollar(s) and other valuable consideration, Lori Ann Hempstead and Joshua Ryan Hempstead, wife and husband, do hereby Convey to Sandra S. Kunde, the following described real estate in Delaware County, Iowa:

The West one-half (W $\frac{1}{2}$) of Lot Four (4) of Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, except the East forty two (42) feet thereof

AND

That part of the East two thirds (E $\frac{2}{3}$) of Lot Three (3) of Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, described as commencing at the Southeast corner of said Lot and running thence North to a point ninety three and one-half (93 $\frac{1}{2}$) feet South of the Northeast corner of said Lot, thence West eighty (80) feet, thence South to the South line of said Lot, thence East to the place of beginning

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: 6/30/26

Lori Ann Hempstead
Lori Ann Hempstead, Grantor

Joshua Ryan Hempstead
Joshua Ryan Hempstead, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 6/30/26 by
Lori Ann Hempstead and Joshua Ryan Hempstead.



MARCUS J. ALLAN
Commission No. 867748
My Commission Expires

Marcus J. Allan
Signature of Notary Public

9/22/2028