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2019 3156 Type 03 001 Pages 2
Date 11/07/2019 Time 10:28:15AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $216.80
Rev Stamp# 455 DOV# 482

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Fidelity Bank + Trust
P.O. Box 177
Hopkinton IA 52040

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Michele Z. Zitelman, 705 E Fayette Street, Manchester, IA 52057

Return Document To:
Michele Z. Zitelman, 705 E Fayette Street, Manchester, IA 52057

Grantors:
Christopher J. Roney and
Rachel N. Wulfekuhle

Grantees:
Michele C. Zitelman

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED

For the consideration of $136,000.00 Dollar(s) and other valuable consideration, Christopher J. Roney and Rachel N. Wulfekuhle, husband and wife do hereby Convey to Michele C. Zitelman the following described real estate in Delaware County, Iowa:

The East seventy four (74) feet of the North one hundred fifteen (115) feet of Lot One (1) of the Subdivision of Lots One Hundred Sixteen (116) and One Hundred Seventeen (117) in the Town of Manchester, Iowa, and of Lots One (1) and Two (2) in Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 114, except the South five (5) feet of the East thirty (32) feet thereof; together with all grantors right, title and interest in and to an easement for sewer, pursuant to Supplement Decree in Quiet Title Action entered November 20, 1948; and also an easement over a strip of land being 20 feet North and South and 148 feet East and West and lying immediately South and joining the North 115 feet of Lot 1.

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: November 4, 2019.

Christopher J. Roney, Grantor

Rachel N. Wulfekuhle, Grantor

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on November 4, 2019, by Christopher J. Roney and Rachel N. Wulfekuhle, husband and wife.

BARBARA TOPPING
Notarial Seal - Iowa
Commission # 148309
My Commission Expires 8-24-21

Signature of Notary Public

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