Recorded: 11/4/2022 at 1:28:11.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $111.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3332

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Raymond Davis, 204 E. Marion Street, Manchester, IA 52057

Return Document To: Raymond Davis, 204 E. Marion Street, Manchester, IA 52057

Grantors: Steven R. Werner and Catherine A. Bohlke-Werner

Grantees: Raymond Davis

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Sixty-Nine Thousand Nine Hundred Twenty-Five Dollar(s) and other valuable consideration, Steven R. Werner and Catherine A. Bohlke-Werner, husband and wife, do hereby Convey to Raymond Davis, the following described real estate in Delaware County, Iowa:

The North fifty (50) feet of Lot Two Hundred Twenty-Seven (227), Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285

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: 11-4-22

Steven R. Werner, Grantor

Catherine A. Bohlke-Werner, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 11-4-2022 by Steven R. Werner and Catherine A. Bohlke-Werner.

LINDA A. BESSEY
Commission Number 116084
My Commission Expires
6-14-2023

Signature of Notary Public

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