CHG-GNB Bank

Book 2022 Page 3701

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Date 12/19/2022 Time 2:09:56PM
Rec Amt $7.00 Aud Amt $5.00
Rev Transfer Tax $219.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644
Taxpayer: Michael W. Ridenour and Jill R. Ridenour, 1248 Candle Rd, Manchester, IA 52057
Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, James Marion Satterlee, Beneficiary, does hereby Convey to Michael W. Ridenour and Jill R. Ridenour, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

Lot 6 of the NE ¼ - NE ¼, N ½ -SE ¼ - NE ¼, in Sec. 28, T89N, R6W of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2008, Page 693.

***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: November 21, 2022.

James Marion Satterlee, Grantor

STATE OF ~~IOWA~~ WA, COUNTY OF Spokane

This record was acknowledged before me on November 21, 2022 by James Marion Satterlee, Beneficiary.

Notary Public
State of Washington
JUSTIN A ORTMAN
LICENSE # 194492
MY COMMISSION EXPIRES
AUGUST 14, 2025

Signature of Notary Public