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Document 2022 3716 Type 03 001 Pages 2
Date 12/20/2022 Time 10:27:47AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $8.80

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Wade's Custom Woodworking, LLC, 120 Prospect Ct., Manchester, Iowa 52057

Return Document To: Wade's Custom Woodworking, LLC, 120 Prospect Ct., Manchester, Iowa 52057

Grantors: Carol E. Carlson and Ronnie R. Carlson

Grantees: Wade's Custom Woodworking, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Carol E. Carlson and Ronnie R. Carlson, wife and husband, do hereby Convey to Wade's Custom Woodworking, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Nine Hundred Thirty Two (923), Manchester, Delaware County, 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: December 20, 2022.

Carol E. Carlson

Carol E. Carlson, Grantor

Ronnie R. Carlson

Ronnie R. Carlson, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 20, 2022 by Carol E. Carlson and Ronnie R. Carlson, wife and husband.

NOTARIAL SEAL IOWA
JANE E. HANSON
Commission Number 791553
My Commission Expires
August 12, 2024

Jane E. Hanson

Signature of Notary Public

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