Recorded: 12/20/2022 at 3:21:26.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $314.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3722

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: James T Peters, 309 First St. E, Independence, IA 50644, Phone: 319-334-9992

Taxpayer Information: Tyler L. Rausch and Gwen M. Paulsen, 1030 Gales Ave, Manchester, IA 52057

Return Document To: James T Peters, 309 First St. E, Independence, IA 50644

Grantors: Timothy J. Vick and Melissa Ann Vick

Grantees: Tyler L. Rausch and Gwen M. Paulsen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Timothy J. Vick and Melissa Ann Vick, Husband and Wife, do hereby Convey to Tyler L. Rausch and Gwen M. Paulsen, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot 7 and the East 13 feet of Lot 6, Block 6, Gales Subdivision to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 93

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 19, 2022

Timothy J. Vick, spouse of Melissa Ann Vick, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on December 19, 2022 by Timothy J. Vick, spouse of Melissa Ann Vick.

Signature of Notary Public

Teresa J. Greve
COMMISSION NUMBER 142426
My Commission Expires
02-19-2023

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Melissa Ann Vick

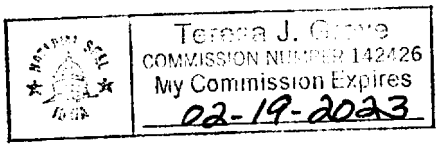
Melissa Ann Vick, spouse of Timothy J. Vick, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on December 19, 2022 by Melissa Ann Vick, spouse of Timothy J. Vick.

Teresa J. Greve

Signature of Notary Public



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