Recorded: 12/21/2022 at 12:47:19.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $147.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3733

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Brandon K. Gudenkauf, 165 Liberty Street, Manchester, Iowa 52057

Return Document To: Brandon K. Gudenkauf, 165 Liberty Street, Manchester, Iowa 52057

Grantors: Patrick C. McEnany

Grantees: Brandon K. Gudenkauf

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, Patrick C. McEnany, a single person, does hereby Convey to Brandon K. Gudenkauf, as a single person, the following described real estate in Delaware County, Iowa:

The North one-half (N1/2) of the East one-half (E1/2) of the West one-half (W1/2) of Lot Five (5), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, excepting any instruments of record which might affect the title to the above described part of lot, wherein descriptions were made on the basis that the said lot was two hundred ten (210.0) feet in its dimensions

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 17, 2022.

Patrick C. McEnany

Patrick C. McEnany, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 17, 2022 by Patrick C. McEnany.

Notary: Teresa K. Greve

Teresa J. Greve
COMMISSION NUMBER 142426
My Commission Expires
2-19-2023

Teresa J. Greve

Signature of Notary Public

Commission Exp: 02/19/2023

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