Recorded: 1/3/2023 at 10:12:25.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $306.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 14

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information:
Michael D. Youngblut, 315 5th St., P.O. Box 603, Hudson, IA 50643-0603
Phone: (319) 988-3011

Taxpayer Information:
Donald L. Mahan and Lynda L. Mahan 1030 Sherman Ave., Manchester, IA 52057

Return Document To: Donald L. Mahan, 1030 Sherman Ave., Manchester, IA 52057

Grantors: Chad A. Sellers and Jana K. Sellers

Grantees: Donald L. Mahan and Lynda L. Mahan

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) ($1.00) and other valuable consideration, Chad A. Sellers and Jana K. Sellers, husband and wife, do hereby Convey to Donald L. Mahan and Lynda L. Mahan, 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:

The South seven and one-half (7.5) feet of Lot Eight (8), Lots Nine (9) and Ten (10), and the North seven and one-half (7.5) feet of Lot Eleven (11), Block Three (3), Sunnyside Addition to Manchester, Iowa, according to Plat recorded in Book 1 Plats, Page 141

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 28th 2022

Chad A Sellers

Chad A. Sellers, Grantor

HOLLY RANDALL
Commission Number 748874
My Commission Expires
9.13.25

Jana K Sellers

Jana K. Sellers, Grantor

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on December 28th 2022 by Chad A. Sellers and Jana K. Sellers, husband and wife.

Signature of Notary Public

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