Recorded: 1/6/2023 at 12:13:18.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $791.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 45

Return To: Ann O'Connell Manson and Chad M. Manson, 2336-245th Street, Delhi, Iowa 52223
Taxpayer: Ann O'Connell Manson and Chad M. Manson, 2336-245th Street, Delhi, Iowa 52223
Preparer: Jeffrey E. Hiatt, 2080 Southpark Court, Dubuque, IA 52003; (563) 582-2926

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other valuable consideration, Brian D. Werner, a single person, does hereby Convey to Ann O'Connell Manson and Chad M. Manson, wife and husband, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

> Parcel L, Part Of Lot 1 Of The Subdivision Of Part Of The NW 1/4 Of The SW 1/4 Sec. 17, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2005, Page 2614, also Parcel M, Part Of Lot 1 Of the Subdivision Of Part Of The NW 1/4 Of The SW 1/4 Sec. 17, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to the plat recorded in Book 2008, Page 3282.

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: Dec. 26, 2022.

Brian D. Werner, Grantor

©The Iowa State Bar Association 2021
IowaDocs®

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on December 26th, 2022, by Brian D. Werner, a single person.



Jennifer L Helle
Signature of Notary Public