Recorded: 1/11/2023 at 8:49:23.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $203.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 83

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704
Taxpayer Information: Jake Voss, 1205 N 6th Street, Manchester, IA 52057
Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, James W. Hill, a single person, does hereby convey to Jake Voss, a single person, the following described real estate in Delaware County, Iowa:

The South fifty two (52.0) feet of the West one hundred thirty two (132.0) feet of Lot Ninety (90), and the North twenty two (22.0) feet of the West one hundred thirty two (132.0) feet of Lot Ninety One (91) of Henry Acers' Addition to Manchester, Iowa; according to plat recorded in Book 1 Plats, Page 1.

*** 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.**

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: December 22, 2022.

James W Hill
James W. Hill, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on December 22, 2022, by James W. Hill, a single person.

NOTARIAL SEAL IOWA
ANN MEYER
Commission Number 112719
My Commission Expires
March 1, 2025

Signature of Notary Public