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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

Taxpayer Information: Gregory W. Hawker and Brooke T. Wilder, 30151 Navarro Ridge Road, Albion, CA 95410

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, Alan E. Seibert and Joyce A. Seibert, husband and wife, do hereby convey to Gregory W. Hawker and Brooke T. Wilder, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The East eighty-six (86.0) feet of the South one-half (S ½) of Lot Sixteen (16), Burrington's Addition to Manchester, Iowa, according to the plat recorded in Book I, L.D., Page 245.

*** 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: January 15, 2023.

Alan E. Seibert, Grantor

Joyce A. Seibert, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 15, 2023, by Alan E. Seibert and Joyce A. Seibert, husband and wife.

NOTARIAL SEAL IOWA
BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-24-25

Signature of Notary Public