Recorded: 4/29/2024 at 2:51:52.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $135.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 922

Preparer Information: Erick Skogman, E.I.D.S., 417 1st Avenue SE, Cedar Rapids, IA 52401 (319) 363-8285
Return Document To/Address Tax Statements: Zachary A. Ries, 208 W. Elm St., Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Jeannie Wessels, a single person, do/does hereby convey to Zachary A. Ries, the following described real estate in DELAWARE County, Iowa:

The West seventy five (75.0) feet of Lot Twenty-five (25), Henry Acers' Addition to Manchester, Iowa, according to the plat recorded in Book 1 Plats, Page 1, including easement right across the West one-third of Lot 26, in Book H, Misc., Page 498,

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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.

Mark the ONE true statement with "X"

X *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.*

_____ *This transaction is not exempt from the requirement to submit a groundwater hazard statement.*

Dated: 03-26-2024

Jeannie Wessels

STATE OF IOWA, COUNTY OF DELAWARE

This instrument was acknowledged before me this 26 day of March, 2024, by Jeannie Wessels, a single person.

Notary Public – State of Iowa

NOTARIAL SEAL IOWA
KRISTINE BALDWIN
Commission Number 742874
My Commission Expires
September 25, 2024