Recorded: 5/16/2024 at 11:51:41.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $319.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1048

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Linda L. Krueger, 1308 N 5th Street, Manchester, IA 52057

Return Document To: Linda L. Krueger, 1308 N 5th Street, Manchester, IA 52057

Grantors: Robert J. McMahon

Grantees: Linda L. Krueger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Hundred Ninety-Nine Thousand Nine Hundred Ninety-Nine Dollar(s) and other valuable consideration, Robert J. McMahon, a single person, does hereby Convey to Linda L. Krueger, the following described real estate in Delaware County, Iowa:

The South seventy four (74.0) feet of the North seventy seven (77.0) feet of the East one hundred twenty four (124.0) feet of Lot Eighty Five (85) of Henry Acers' Addition to Manchester, Iowa, according to 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.

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: 5/15/24.

Robert J. McMahon, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 15, 2024 by Robert J. McMahon.

NOTARIAL SEAL IOWA
RICHARD E McMAHON
Commission Number 756974
My Commission Expires
2-16-2027

Signature of Notary Public

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