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Document 2025 633 Type 03 001 Pages 2
Date 3/12/2025 Time 3:08:55PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $239.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Daniel R. and Joan M. Gritzner, 149 West Howard Street, Manchester, IA 52057
Taxpayer: Daniel R. and Joan M. Gritzner, 149 West Howard Street, Manchester, IA 52057
Preparer: Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other valuable consideration, Cody Soppe and Gabrielle A. Soppe, a married couple, do hereby convey to Daniel R. Gritzner and Joan M. Gritzner, a married couple, as Joint Tenants with Full Rights of Survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Twelve (12), Block One (1), Toogood and Bethel's Subdivision of North part of Lot I of Iowa Land Company's Subdivision of part of Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 9.

Subject to restrictions, covenants, easements, ordinances and limited access provisions of record.

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: 3-11-25.

Cody Soppe

Gabrielle A. Soppe

STATE OF IA, COUNTY OF Delaware

This record was acknowledged before me on 11th, March, 2025, by Cody Soppe and Gabrielle A. Soppe, a married couple.

NOTARIAL SEAL IOWA
KAYLA AULWES
Commission Number 837252
My Commission Expires
2/7/28

Signature of Notary Public