Recorded: 3/31/2025 at 8:07:50.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $226.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 779

Return To: Duane Kelchen, 1121 N 3rd St., Manchester, IA 52057
Taxpayer: Duane Kelchen, 1121 N 3rd St., Manchester, IA 52057
Preparer: Brianna J. Reynolds, 2252 Blairs Ferry Road, Hiawatha, IA 52233, Tel: 319-651-5871

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Donald R. Schutz and Roseann Schutz, husband and wife, do hereby Convey to Duane Kelchen, the following described real estate in Delaware County, Iowa:

> The West one-half (W½) of the South one-half (S½) of Lot Thirteen (13), 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.

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: March 22, 2025.

Donald R. Schutz, Grantor

Roseann Schutz, Grantor

STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on March 27, 2025 by Donald R. Schutz and Roseann Schutz.

NOTARIAL SEAL IOWA
Susan K Meyer
State of Iowa
Notary Public
Commission No. 798639
My Commission Expires 08/29/2025

Signature of Notary Public

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