Recorded: 6/20/2025 at 9:29:23.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $262.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1593

Return To: Patrick B. Dillon, 209 E 1st Street, Sumner, Iowa 50674
Taxpayer: Zachary Michael Schmitt and Blair Frances Schmitt,
Preparer: Patrick B. Dillon, 209 E 1st Street, Sumner, IA 50674, Tel: 563 578-1850

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Zachary Michael Schmitt and Blair Frances Schmitt, husband and wife, do hereby Convey to Duane G. Heims and Karlyn K. Heims, husband and wife as 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:

The South sixty six (66) feet of the North seventy eight (78) feet of the West one-half (W ½) of Lot Fifteen (15), 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: 18 June 2025

Zachary Michael Schmitt, Grantor

Blair Frances Schmitt, Grantor

STATE OF IOWA, COUNTY OF Clayton

This record was acknowledged before me on 18 June 2025 by Zachary Michael Schmitt and Blair Frances Schmitt, husband and wife.

Signature of Notary Public

NOTARIAL SEAL IOWA
PATRICK B. DILLON
Commission Number 726786
My Commission Expires
February 6, 2028

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