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Document 2025 2932 Type 03 001 Pages 2
Date 10/31/2025 Time 12:39:28PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $359.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return to:
River Ridge Escrow Co.
600 Boyson Rd NE – STE 200
Cedar Rapids, IA 52402-7221

~~**Return To: Debora J. Hoehn, 720 E. Howard St., Manchester, IA 52057**~~
Taxpayer: Debora J. Hoehn, 720 E. Howard St., Manchester, IA 52057
Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Nicholas J. Klein and Nicole M. Klein, Husband and Wife, do hereby Convey to Debora J. Hoehn, the following described real estate in Delaware County, Iowa:

The South one-half (S ½) of the West one-half (W 1/2) of Lot Twenty Four (24) of Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Pages 383-485, and Retracement Plat recorded in Book 2013, Page 3718.

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: 10/23/25.

Nicholas J. Klein, Grantor

Nicole M. Klein, Grantor

RON R. MCCARTHY
Commission Number 841975
My Commission Expires
08/30/2025

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on Oct 23, 2025 by Nicholas J. Klein and Nicole M. Klein, Husband & Wife.

Signature of Notary Public