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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $152.80

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Thomas J. Steffen, 102 N. Franklin Street, Unit 8, Manchester, IA 52057

Return Document To: Thomas J. Steffen, 102 N. Franklin Street, Unit 8, Manchester, IA 52057

Grantors: Steven R. Werner and Catherine A. Werner

Grantees: Thomas J. Steffen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ninety-Six Thousand Dollar(s) and other valuable consideration, Steven R. Werner and Catherine A. Werner, husband and wife, do hereby Convey to Thomas J. Steffen, the following described real estate in Delaware County, Iowa:

Unit 8 and the undivided 8.70% interest in the land and common elements appurtenant to said Unit, in "Franklin Place, A Condominium", according to Declaration of Submission of Property to Horizontal Property Regime for Franklin Place, A Condominium, recorded in Book 4 Misc., Page 16; same being located on part of Lots One Hundred Forty Two (142) and One Hundred Forty Three (143), Manchester, Iowa, according to plat recorded in Book H L.D., Pages 186-188

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: 3-13-2026.

Steven R. Werner, Grantor

Catherine A. Werner, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on March 13, 2026 by Steven R. Werner and Catherine A. Werner.

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-27

Signature of Notary Public

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