



Book 2021 Page 2688

Document 2021 2688 Type 03 001 Pages 2
Date 7/26/2021 Time 2:24:13PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$70.40
Rev Stamp# 288 DOV# 292

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY: Clark J. Stojan, STOJAN LAW OFFICE, P.C., P. O. Box 4300, Rock Island IL 61204-4300;
(309) 794-9400

RETURN TO: Jane Hanson, Hanson Law Office, 401 East Main Street, Manchester, IA 52057

ADDRESS TAX STATEMENT: Mr. Luke Michael Kerns and Ms. Brooke Helen Kerns
205 Golf View Drive P.O. Box 523 Edgewood IA 52042

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantors, JIM HOLST and MARIE HOLST, husband and wife, for the consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, does hereby convey and warrant to LUKE MICHAEL KERNS and BROOKE HELEN KERNS, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Twenty-Three (23) and

Lot Twenty-Six (26), Lot Twenty-Seven (27), Lot Twenty-Eight (28), Lot Twenty-Nine (29), and Lot Thirty (30), all in Woods Edge Addition to Edgewood, Iowa, according to plat recorded in Book 6 Plats, Page 52 Delaware County, Iowa.

SUBJECT TO:

- (a) Easements, covenants and restrictions of record.
- (b) General real estate taxes not yet due and payable.

Grantors do hereby covenant with grantee, and successors in Interest, that grantors holds 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.

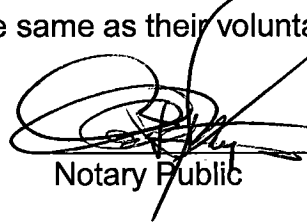
DATED: July 16, 2021

JIM HOLST

MARIE HOLST

STATE OF IOWA)
) SS
COUNTY OF SCOTT)

On this 16th day of July, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared JIM HOLST and MARIE HOLST, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Notary Public

