

gmv.
Ramiro Cortes
327 2nd Ave SW
Dyersville, IA 52040



Book 2021 Page 3767

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640
Return to/Address Tax Statement: Ramiro Cortes and Griselda Venegas, 1630 300th Avenue, Dyersville, IA 52040

WARRANTY DEED – JOINT TENANCY

For the consideration of One Dollar(s), and other valuable consideration, Steven J. Kruse and Dena J. Kruse, a married couple, do hereby convey to Ramiro Cortes and Griselda Venegas, 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 Four (4), except the North sixty one (61) feet thereof, of the Subdivision of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Four (4), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., according to plat recorded in Book 2 Plats, Page 9.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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. Dena J. Kruse signs solely to relinquish any and all interest he may have in the real estate, including any and 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: OCTOBER 24, 2021.

Steven J. Kruse (Grantor)

Dena J. Kruse (Grantor)

STATE OF IOWA COUNTY OF DELAWARE) ss:

This record was acknowledged before me this 24 day of OCTOBER, 2021, by Steven J. Kruse and Dena J. Kruse, a married couple.

Notary Public in and for State of Iowa

