

Recorded: 6/14/2022 at 4:04:46.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$342.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1846

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Thomas J. Hanson, 401 E Main St, Manchester, IA 52057, Phone:
(563) 927-5920

Taxpayer Information: Nicholas Peterson and Cassie Jo LuGrain, 105 Marion Street SW,
Hopkinton, Iowa 52237

Return Document To: Nicolas Peterson and Cassie Jo LuGrain, 105 Marion Street SW,
Hopkinton, Iowa 52237

Grantors: Rick F. Kramer

Grantees: Nicholas Peterson and Cassie Jo LuGrain

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY


person For the consideration of Ten Dollar(s) and other valuable consideration, Rick F. Kramer, a single person does hereby Convey to Nicholas Peterson, a single person and Cassie Jo LuGrain, a single person, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block Three (3), Hopkinton, Iowa according to plat recorded in Book B L.D., Page 583; also the Northeasterly three hundred eighty six and one-tenth (386.1) feet of Packson Street (formerly Jackson Street), except the Southwesterly fifty (50) feet thereof, in the City of Hopkinton, Iowa

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.

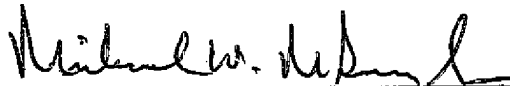
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 10, 2022.


Rick F. Kramer, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 10, 2022 by Rick F. Kramer, single.


Signature of Notary Public

