

Recorded: 7/13/2022 at 8:07:03.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2123

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640
Return Document/Address Tax Statement: Nicholas Peterson and Cassie Jo LuGrain, 105 Marion St SW, Hopkinton, IA 52237

WARRANTY DEED – JOINT TENANCY

For the consideration of One 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 the plat recorded in Book B L.D., Page 583.

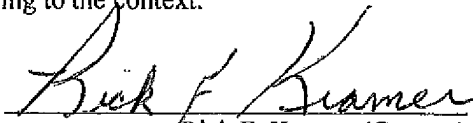
The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

This Deed is without additional consideration, and confirms, corrects, modifies, or supplements the warranty deed recorded on June 14, 2022 in Book 2022, Page 1846, and is therefore exempt from transfer tax and from declaration of value and groundwater hazard statement requirements pursuant to Iowa Code §428A.2(10).

Grantor does hereby covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants 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.

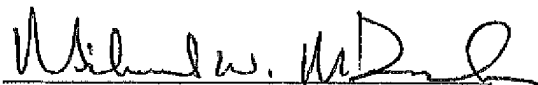
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: JUNE 24, 2022.


Rick F. Kramer (Grantor)

STATE OF IOWA COUNTY OF DELAWARE) ss:

This record was acknowledged before me this 24 day of JUNE, 2022, by Rick F. Kramer, a single person.


Notary Public in and for State of Iowa

