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Rev Transfer Tax \$31.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

Taxpayer Information: Randall J. Cook and Dixie L. Cook, 26340 232nd Ave, Delhi, Iowa 52223

Return Document To: Randall J. Cook and Dixie L. Cook, 26340 232nd Ave, Delhi, Iowa 52223

Grantors: Beverly J. Dempster

Grantees: Randall J. Cook and Dixie L. Cook

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Beverly J. Dempster, a single person, does hereby Convey to Randall J. Cook and Dixie L. Cook, as 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:

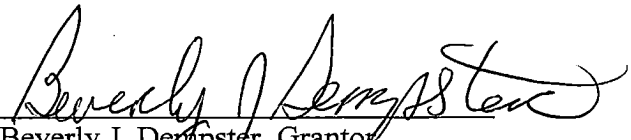
Lot Four (4) of Hawker H -H Subdivision in the W 1/2 of the NW 1/4 of Section 29, Township 88 North, Range 4, West of the 5th P.M., Delaware County, Iowa. Subject to an easement for road purposes and ingress and egress, on foot or by motor vehicle, for use in common by all owners and lessees of lots in the Subdivision, their guests and invitees, said easement being thirty (30.0) feet in width, the centerline of which lies along Northwesterly line of said Lot Four (4).

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.

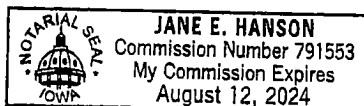
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

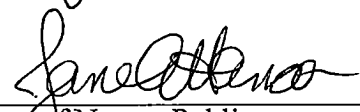
Dated: August 15, 2022.


Beverly J. Dempster, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 15, 2022 by
Beverly J. Dempster, single.




Signature of Notary Public