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Date 9/12/2022 Time 10:23:33AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$229.60

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644
Taxpayer: Zachary R. Legrand, 39715 Mahogany Ave., Colesburg, IA 52035
Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Travis Kruse, a single person, does hereby Convey to Zachary R. Legrand, a single person, the following described real estate in Delaware County, Iowa:

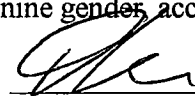
That part of the South one-half (S1/2) of the Northeast Quarter (NE1/4) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth Principal Meridian, Delaware County, Iowa, described as commencing at a point two hundred forty two and three-tenths (242.3) feet East of the Southeast corner of Lot One (1) of McNamees South Addition to the Town of Colesburg, Iowa, running thence East one hundred twenty nine (129.0) feet, thence North one hundred fifty six and six-tenths (156.6) feet, thence West one hundred twenty nine (129.0) feet, thence South one hundred fifty six and six-tenths (156.6) feet to the point of beginning.

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.

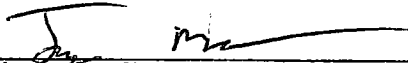
Dated: August 26, 2022.


Travis Kruse, Grantor

STATE OF IOWA, COUNTY OF Benton

This record was acknowledged before me on August 26, 2022, by Travis Kruse, a single person.





Signature of Notary Public