

Recorded: 9/13/2022 at 8:03:12.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$303.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2741

Prepared by Mark Van Heukelom
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804 FAX

(319) 363-0101
(319) 363-9824

Return to and Address tax statement: Michael A. Flannagan, 304 Cascade St SE, Hopkinton, Iowa 52237

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, NICHOLAS J. LEWIN and KASEY J. LEWIN, husband and wife, ("Grantors") do hereby convey to MICHAEL A. FLANNAGAN, ("Grantee") the following described real estate in Delaware County, Iowa:

**LOTS FIVE (5) AND SIX (6), BLOCK TWO (2), HOPKINTON SECOND ADDITION BY
H.A. CARTER, ACCORDING TO THE PLAT RECORDED IN BOOK 2 L.D., PAGES
328-329**

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 §558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the above-described real estate by title in fee simple; that Grantor has good and lawful authority to sell and convey said real estate; that said real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend said real estate against the lawful claims of all persons except as may be above stated.

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: 9/2, 2022

Nicholas J. Lewin

Nicholas J. Lewin

Kasey J. Lewin

Kasey J. Lewin

STATE OF Oklahoma,
COUNTY OF Oklahoma ss.

This instrument was acknowledged before me on Sept. 2, 2022, by Nicholas J. Lewin and Kasey J. Lewin, husband and wife.

Kathina F. Bruner
Notary Public in and for said State

