

Recorded: 11/8/2022 at 3:11:24.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$239.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3360

Prepared by: James L. Bergkamp, Jr., ICIS #AT0000823
218 S. 9th St., P.O. Box 8, Adel, IA 50003
Telephone (515) 993-1000

Send Tax Richard Schwarte
Statement to: 2805 150th Ave., Ryan IA 52330

Return to: James L. Bergkamp, Jr.
218 S. 9th St., Adel, IA 50003

WARRANTY DEED

For the consideration of One and no/100 (\$1.00) Dollar and other valuable consideration, **ZACHARY G. LYNESS, a single person, (Grantor)** does hereby Convey to **RICHARD SCHWARTE, a single person, (Grantee)** the following described real estate in Delaware County, Iowa:

Parcel 2018-19 Part of the NE ¼ of the NE ¼ Section 2, T87N, R6W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2018, Page 649.

subject to any easements and restrictions of record.

This deed is given in full satisfaction of that one certain real estate contract dated February 22, 2022 and filed in the Office of the Delaware County Recorder on April 1, 2022 in Book 2022 at Page 1054.

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.

Document or instrument number of previously recorded documents: Book 2022, Page 1054

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.

STATE OF IOWA, Delaware COUNTY, ss:

This instrument was acknowledged before me on this
2nd day of NOVEMBER, 2022 by
Zachary G. Lyness.

Dated this 2nd day of NOVEMBER, 2022.

Nancy Jordan
NANCY JORDAN, Notary Public

Zachary G. Lyness
Zachary G. Lyness, (Grantor)

