

Recorded: 2/14/2023 at 1:39:49.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$103.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 348

**Return To:** Samantha Lynn Kemp, 301 E. Morrison Street, Edgewood, Iowa 52042  
**Taxpayer:** Samantha Lynn Kemp, 301 E. Morrison Street, Edgewood, Iowa 52042  
**Preparer:** Jeffrey E. Hiatt, 2080 Southpark Court, Dubuque, IA 52003; (563) 582-2926



## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Chris M. Kemp and Lenora L. Kemp, husband and wife, do hereby Convey to Samantha Lynn Kemp, a single person, the following described real estate in Delaware County, Iowa:

Lots One (1) and Two (2), Block Two (2), Minkler's Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Page 52, except the East forty five (45) feet of said Lots.

**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: February 13, 2023.

Chris M. Kemp  
Chris M. Kemp, Grantor

Lenora L. Kemp  
Lenora L. Kemp, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 13<sup>th</sup>, 2023, by Chris M. Kemp and Lenora L. Kemp, husband and wife.



Jodi L. Herbst Riedl  
Signature of Notary Public