

Recorded: 2/28/2023 at 10:35:42.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$12.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 427

Prepared By/ Return To: Matt McQuillen, P.O. Box 228, Anamosa, IA 52205- (319)-462-3577
Taxpayer: Shelby L. and Alexis K. Cornelius, 1603 300th St, Ryan, IA 52330



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, Dan Drummy Inc, an Iowa corporation, does hereby Convey to Shelby L Cornelius and Alexis K Cornelius, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2022-147 in the SE 1/4 of Section 12, Township 87 North Range 6 West of the 5th P.M. City of Ryan, Delaware County, Iowa, as shown in the Plat of Survey recorded December 27, 2022 as instrument 2022-3750 in the office of the Delaware County, Iowa, recorder.

Grantees assume all responsibility for fence maintenance and installation on the West and North boundaries of the property. This shall serve as a covenant that will run with the land.

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.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the 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, according to the context.

Dated: February 27, 2023.

Dan Drummy Inc, an Iowa corporation

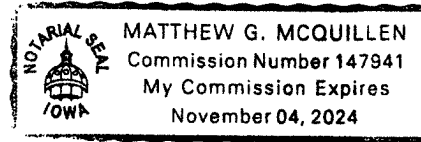
By Daniel E Drummy President
Dan Drummy, President

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on February 27, 2023, by Dan Drummy, as President, of Dan Drummy Inc an Iowa corporation.

Matthew G. McQuillen

Signature of Notary Public



Dated: February 27, 2023

Dan Drummy Inc, an Iowa corporation

By Tom Drummy Vice Pres
Tom Drummy, Vice President

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on February 27, 2023, by Tom Drummy, as Vice President, of Dan Drummy Inc an Iowa corporation.

Matthew G. McQuillen
Signature of Notary Public

