

Recorded: 3/16/2023 at 4:00:51.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$335.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 591

Return Document To: Title Services Corporation, 603 Commercial St., Waterloo, IA 50701
Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701. Phone: (319) 232-3304
Address Tax Statement: Todd Miller and Krista Miller, 26078 213th Ave., Delhi, IA 52223
TSC#225904

WARRANTY DEED

For the consideration of One and No/100----- Dollar(s) and other valuable consideration, John W. Jahlas and Karen J. Jahlas, husband and wife, do hereby Convey to Todd Miller and Krista Miller, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot 36 of Wellman's Seven Coves 2nd Subdivision Delaware County, Iowa, according to plat recorded in Book 2008, Page 3417 AND Lot 3 of Wellman's Seven Coves A Subdivision of a Parcel in the Northeast Quarter of the Northwest Quarter of Section 25, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 30; also all lake frontage as pertaining to said Lot 3 running to the waterfront and then at right angles to the middle of Delhi Lake.

Subject to easements, restrictions, covenants, ordinances, and limited access provisions of record.

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.

"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."

Dated: 3/9/2023

John W. Jahlas
John W. Jahlas

Karen J. Jahlas
Karen J. Jahlas

STATE OF IOWA, Linn COUNTY, ss.

This instrument was acknowledged before me on this 9th day of March, 2023, by John W. Jahlas and Karen J. Jahlas, husband and wife.

Cynthia N. Corkhill
Notary Public in and for the State of Iowa

