

Recorded: 4/12/2023 at 12:07:28.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 772

Prepared by/return to:
Mark R. Van Heukelom
Bradley & Riley PC

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

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

Address tax statement: Michele Timm, 316 5th St., Earlville, IA 52041

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, KATHRYN P. HANSEN, a single person, does hereby transfer and convey to MICHELE TIMM, a single person, all of her right, title and interest in the real estate located in Delaware County, Iowa legally described as follows:

SEE EXHIBIT "A" ATTACHED.

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.

This deed is exempt from transfer tax and from filing a declaration of value and groundwater hazard statement pursuant to Iowa Code Section 428A.2(11).

This Deed was prepared at the request of the Grantor, without the benefit of a title search. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that he 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 Grantor covenants to warrant and defend the real estate against 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.

Dated: April 11, 2023


KATHRYN P. HANSEN, Grantor

STATE OF IOWA, COUNTY OF JONES) ss:

This instrument was acknowledged before me on April 11, 2023, by KATHRYN P. HANSEN, a single person.





Notary Public in and for said State

EXHIBIT "A"

LOT TWO (2), BLOCK EIGHTEEN (18), EARLVILLE, FORMERLY NOTTINGHAM, IOWA, ACCORDING TO PLAT RECORDED IN BOOK I L.D., PAGE 346; AND THAT PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION THIRTY SIX (36), TOWNSHIP EIGHTY NINE (89) NORTH, RANGE FOUR (4), WEST OF THE FIFTH PRINCIPAL MERIDIAN DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT TWO (2) AND RUNNING THENCE EAST TO THE SOUTHEAST CORNER OF SAID LOT TWO (2), THENCE RUNNING SOUTH TWO (2) CHAINS AND FIFTY (50) LINKS, THENCE WEST TO A POINT DUE SOUTH OF THE SOUTHWEST CORNER OF SAID LOT TWO (2), THENCE NORTH TO THE POINT OF BEGINNING.