

Recorded: 5/3/2023 at 8:40:01.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$207.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 954

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** Christopher W. Kraus and Andrea L. Kraus, 609 Prospect St, Manchester, Iowa 52057

**Return Document To:** Christopher W. Kraus and Andrea L. Kraus, 609 Prospect St, Manchester, Iowa 52057

**Grantors:** JoAnn Marie Harris

**Grantees:** Christopher W. Kraus and Andrea L. Kraus

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, JoAnn Marie Harris, a single person, does hereby Convey to Christopher W. Kraus and Andrea L. Kraus, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

That part of Lot Five (5) of the Subdivision of the Southwest Quarter (SW1/4) and the South one-half (S1/2) of the Northwest Quarter (NW1/4) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 4, described as commencing at a point on the South line of Prospect Street which is two hundred forty (240) feet East of the intersection of the South line of Prospect Street with the East line of East Street, and running thence South one hundred (100) feet, thence East one hundred twenty (120) feet, thence North one hundred (100) feet, thence West one hundred twenty (120) feet to the point of beginning.

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: April 26, 2023

Becky L. Kafer POA  
By: Becky L. Kafer as agent for JoAnn Marie Harris,  
Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 26, 2023 by  
Becky L. Kafer, as agent for JoAnn Marie Harris.



Patricia Coleman  
Signature of Notary Public