



Book 2023 Page 972

Document 2023 972 Type 03 001 Pages 2
Date 5/05/2023 Time 11:46:03AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$327.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640
Return Document/Address Tax Statement: Michael Gudenkauf, 2317 315th Street, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of One Dollar(s), and other valuable consideration, Daniel W. Beitz and Shawna M. Beitz, a married couple, do hereby convey to Michael Gudenkauf, the following described real estate in Delaware County, Iowa:

SEE ATTACHED

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

Mark the appropriate statement with an "X":

 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.

 X This transaction is not exempt from the requirement to submit a groundwater hazard statement.

Grantors do hereby covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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 21, 2023.

Daniel W. Beitz
Daniel W. Beitz (Grantor)

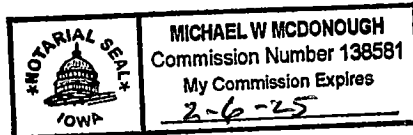
Shawna M. Beitz
Shawna M. Beitz (Grantor)

STATE OF IOWA COUNTY OF JONES) ss:

This record was acknowledged before me this 21 day of APRIL, 2023, by Daniel W. Beitz and Shawna M. Beitz, a married couple.

Michael W. McDonough

Notary Public in and for State of Iowa



PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401

That part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M. and of Lot One (1) of Lot A of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Twenty (20), according to plat recorded in Book 2 Plats, Page 52, described as commencing at the Northeast corner of Lot One (1) of Lot A, thence South on the East line of Lot One (1) a distance of eight hundred sixty one (861) feet to the point of beginning, thence West parallel with the South line of Lot One (1) of Lot A aforesaid a distance of one hundred thirty six (136) feet, thence South to a point where same intersects the North line of the Ryan-Hopkinton County trunk line, thence along the North line of said County trunk line along a nine hundred fifty four and nine-tenths (954.9) foot radius curve concave Southerly to a point intersecting the East line of said Lot One (1) of Lot A extended, thence North on the East line of said Lot One (1) of Lot A and its extension a distance of one hundred fifty four (154) feet to the point of beginning.