

Recorded: 5/9/2023 at 10:48:45.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$139.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1006

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Tiffany and Adam Theisen, 228 Main Street, Colesburg, Iowa 52035

Return Document To: Tiffany and Adam Theisen, 228 Main Street, Colesburg, Iowa 52035

Grantors: Austin A. Kuehl

Grantees: Tiffany Theisen and Adam Theisen

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, Austin A. Kuehl, a single person, does hereby Convey to Tiffany Theisen and Adam Theisen, wife and husband, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

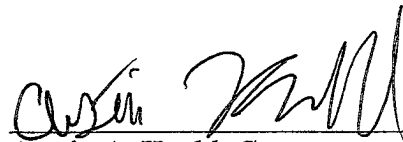
The West fifty-five (55) feet of the North eighteen (18) feet and six (6) inches of Lot Five (5) and the West fifty-five (55) feet of Lot Six (6) and the West fifty-five (55) feet of the South forty (40) feet of Lot Seven (7), Block Two (2), Colony Addition to Colesburg, Iowa, according to Corrected and Amended Plat of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73-86

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.

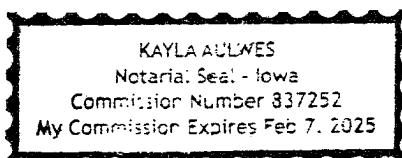
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: May 5th, 2023.


Austin A. Kuehl, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 5th May 2023 by
Austin A. Kuehl, a single person.




Signature of Notary Public