

Recorded: 5/10/2023 at 12:04:10.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$287.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1021

SAMUEL M. DEGREE

Return Document To: Karen A. Guilgot, 148 Nelson Circle, Manchester, IA 52057

Preparer Information: SAMUEL M. DEGREE, 300 Main Street, Suite 323, Dubuque, IA 52001, (563) 582-2000

Address Tax Statement: Karen A. Guilgot, 148 Nelson Circle, Manchester, IA 52057

WARRANTY DEED

For the consideration of TEN AND NO/100 (\$10.00) Dollar(s) and other valuable consideration, BONNIE R. MULLIS, a single person, does hereby Convey to KAREN A. GUILGOT, the following described real estate in Delaware County, Iowa:

The South three-fourths of Lot 36, Nelson's Subdivision to Manchester, Iowa.

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.

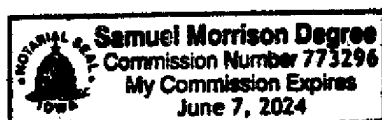
Dated: 4-5-2023

Bonnie Mullis

Bonnie R. Mullis (Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This instrument was acknowledged before me on 4-5-2023, by Bonnie R. Mullis.



[Signature]
, Notary Public