

Recorded: 5/19/2023 at 12:19:07.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$397.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1096

Return To: Moyle Real Estate, LLC, 112 E. Fayette St., Ste 1, Manchester, IA 52057
Taxpayer: Moyle Real Estate, LLC, 112 E. Fayette St., Ste 1, Manchester, IA 52057
Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Laura J. Kaune, a Single Person, does hereby Convey to Moyle Real Estate, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot One (1) of S & R Construction Subdivision a Subdivision of the East One-Half (E 1/2) of Lot 55 of Henry Acres' Addition Sec. 20, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2020, Page 3554.

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: 5/16/2023

Laura J. Kaune
Laura J. Kaune, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 16, 2023 by
Laura J. Kaune, a single person.

Susan K Meyer
Signature of Notary Public

