

Recorded: 5/26/2023 at 11:39:31.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$111.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1161

Prepared by: Douglas D. Herman
Lynch Dallas, PC
PO Box 2457
Cedar Rapids, Iowa 52406
Telephone: 319-365-9101
Facsimile: 319-365-9512

Taxpayer/Return Address:
Jeremiah Jon Hardin
101 Walnut Street, SE
Hopkinton, IA 52237

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Ryan D. Kuhns, a single person, does hereby convey to Jeremiah Jon Hardin, a single person, the following described real estate in Delaware County, Iowa:


Lot One (1) and the East one-half (E 1/2) of Lot Two (2), Block Two (2), Carter's Addition to Hopkinton, Iowa, according to plat recorded in Book E L.D., Page 529

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.

Grantor does hereby covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that he has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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 21, 2023



Ryan D. Kuhns, Grantor

STATE OF IOWA)
) §
COUNTY OF DELAWARE)

On this 21st day of May, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Ryan D. Kuhns to me known to be the identical person named in and who executed the same as his voluntary act and deed.

	DOUGLAS D. HERMAN Commission Number 175238 My Commission Expires <u>8/27/2024</u>
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Notary Public in and for State of Iowa