

Recorded: 5/31/2023 at 10:01:56.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$71.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 1199

**Return To:** Wyatt L. Wilson, 805 8<sup>th</sup> St., Delhi, IA 52223  
**Taxpayer:** Wyatt L. Wilson, 805 8<sup>th</sup> St., Delhi, IA 52223  
**Preparer:** Daniel H. Swift, Swift Law Firm, 108 N. Madison St., PO Box 207, Manchester, IA 52057, (563) 927-4901



## WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Martin J. Kelzer and Hannah M. Kelzer, husband and wife, do hereby convey to Wyatt L. Wilson, the following described real estate in Delaware County, Iowa:

The South one-half (S ½) of Lot Six (6), Block Fourteen (14), Hobbs Addition to Delhi, Iowa, according to plat recorded in Book D L.D., Pages 516-517

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. 8. 23

  
Martin J. Kelzer, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 8<sup>th</sup> day of April 2023, by Martin J. Kelzer.



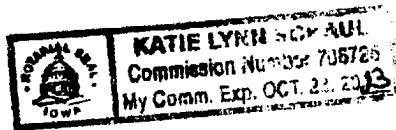
Katie Lynn Schaul  
Signature of Notary Public

Dated: 4-8-2023

Hannah M. Kelzer  
Hannah M. Kelzer, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 8<sup>th</sup> day of April 2023, by Hannah M. Kelzer.



Katie Lynn Schaul  
Signature of Notary Public