

Recorded: 5/31/2023 at 10:01:59.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$279.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 1201

**Return To:** Nicole Hermsen, 113 Culver Road NE, Hopkinton, Iowa 52237  
**Taxpayer:** Nicole Hermsen, 113 Culver Road NE, Hopkinton, Iowa 52237  
**Preparer:** Jeffrey E. Hiatt, 2080 Southpark Court, Dubuque, IA 52003; (563) 582-2926



## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Andrew M. Bacon and Shelby L. Bacon, husband and wife, do hereby Convey to Nicole G. Hermsen, a single person, the following described real estate in Delaware County, Iowa:

The South two hundred eighteen (218) feet of Lot One (1) of Leroy Jackson's Addition to Hopkinton, Iowa, according to plat recorded in Book 15 L.D., Page 415; also that portion of the alley extending North and South between Lot One (1) of Leroy Jackson's Addition to Hopkinton, Iowa and Lot One (1) of J.T. Williamson's Addition to Hopkinton, Iowa according to plat recorded in Book 19 L.D., Page 274.

**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 24, 2023.

Andrew M Bacon  
Andrew M. Bacon, Grantor

Shelby L Bacon  
Shelby L. Bacon, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on May 24, 2023, by Andrew M. Bacon and Shelby L. Bacon, husband and wife.

Susan K Meyer  
Signature of Notary Public

