



Book 2023 Page 1327

Document 2023 1327 Type 03 001 Pages 2
Date 6/13/2023 Time 3:37:43PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$8.80

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Jedadiah C. Kopren and Dana N. Kopren, 308 Soldiers Ave, Edgewood, Iowa 52042

Return Document To: Jedadiah C. Kopren and Dana N. Kopren, 308 Soldiers Ave, Edgewood, Iowa 52042

Grantors: Joan M. Kerns

Grantees: Jedadiah C. Kopren and Dana N. Kopren

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Joan M. Kerns, a single person, does hereby Convey to Jedadiah C. Kopren and Dana N. Kopren, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Three (3) of the Survey and Plat of Kern's Subdivision of Lot 3 and part of Lot 4 of the Subdivision of the NW 1/4 of the NE 1/4 and adjacent Railroad R-O-W Section 2, T 90 N, R 5 W Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 129.

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: June 13, 2023

Joan M Kerns, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 13, 2023 by Joan M. Kerns, a single person.



Signature of Notary Public