

Recorded: 6/27/2023 at 1:55:11.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$74.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1455



WARRANTY DEED

Return Document To: Noel Fries, 110 2nd Street SW, Dyersville, IA 52040
Preparer Information: Jamie A. Splinter, Splinter Law Office, AT0007454
1660 Embassy W. Dr., Suite 125
Dubuque, IA 52002; Tel: 563-556-0512
Address Tax Statement: Noel Fries, 110 2nd Street SW, Dyersville, IA 52040

GRANTORS, Lucas J. Miller and Emily K. Miller, husband and wife, for the consideration of ten (\$10.00) Dollar(s) and other valuable consideration, do hereby convey to GRANTEE, Noel E. Fries, a single person, the following described real estate in Delaware County, Iowa:

Parcel E Part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Fractional Quarter (NW Frac. $\frac{1}{4}$) in Section Three (3), Township Eighty-eight North (T88N), Range Three West (R3W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 1.29 acres including 0.29 acres of public road right of way and subject to easements of record per plat recorded in Bk 2005 Page 2122

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 grantee, 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. 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 21, 2023




Lucas J. Miller

STATE OF IOWA]
]
COUNTY OF DUBUQUE] SS.

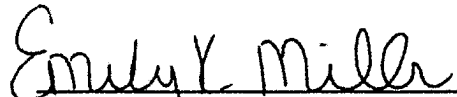
This instrument was acknowledged before me on the 21 day of June, 2023, by Lucas J. Miller.





Notary Public in and for Said State

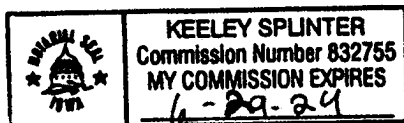
Dated: June 21, 2023



Emily K. Miller

STATE OF IOWA]
]
COUNTY OF DUBUQUE] SS.

This instrument was acknowledged before me on the 21 day of June, 2023, by Emily K. Miller.





Notary Public in and for Said State