

Recorded: 7/10/2023 at 2:16:56.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$239.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1570

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone:
563-875-9112

Taxpayer Information: Kaylin and Ryan Dunne, 20685 Kayak Court, Manchester, Iowa 52057

Return Document To: Kaylin and Ryan Dunne, 20685 Kayak Court, Manchester, Iowa 52057

Grantors: James J. Doyle and Holly E. Doyle

Grantees: Kaylin Dunne and Ryan Dunne

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, James J. Doyle and Holly E. Doyle, husband and wife, do hereby Convey to Kaylin Dunne and Ryan Dunne, wife and husband, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Nine (9) of Nautic Estates A Subdivision Of Part Of Lot 5 Of Logan's Fifth Subdivision Sec. 23, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2015, Page 2477

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 28, 2023

[Signature of James J. Doyle]
James J. Doyle, Grantor

[Signature of Holly E. Doyle]
Holly E. Doyle, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 28, 2023 by James J. Doyle and Holly E. Doyle, husband and wife.



[Signature of Susan K Meyer]
Signature of Notary Public