



Book 2023 Page 1598

Document 2023 1598 Type 03 001 Pages 1
Date 7/12/2023 Time 12:49:53PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$268.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To/Taxpayer: Isaac T. Kramer 144 West Union Street, Manchester, IA 52057

Preparer: Benjamin M. Lange, Swisher & Cohrt, PLC, 222 1st Street East, Independence, IA 50644 (319) 334-4488

WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration, Kristine Hansen n/k/a Kristine Lazaroff and Mark A. Lazaroff, husband and wife, do hereby Convey to Isaac T. Kramer, a single person, the following described real estate in Delaware County, Iowa:

Lot Four (4), Block One (1) of Toogood and Bethel's Subdivision of North part of Lot 1 of Iowa Land Company's Subdivision of part of Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 9

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: July 6th, 2023.

Kristine Lazaroff Kristine Hansen n/k/a Kristine Lazaroff (Grantor) Mark A. Lazaroff Mark A. Lazaroff (Grantor)

STATE OF ^{Colorado} IOWA, COUNTY OF Jefferson ss. 6th day of July 2023, by Kristine Hansen n/k/a Kristine Lazaroff and Mark A. Lazaroff.

MARGARET DELONG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214016935
MY COMMISSION EXPIRES APRIL 28, 2025

Margaret DeLong
Signature of Notary Public

PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401