



Book 2023 Page 1648

Document 2023 1648 Type 03 001 Pages 2
Date 7/17/2023 Time 3:40:02PM
Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$661.60

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Chad Daniel Bonert and Rachel Elizabeth Bonert, 2077 310th St., Hopkinton, IA 52237

Taxpayer: Chad Daniel Bonert and Rachel Elizabeth Bonert, 2077 310th St., Hopkinton, IA 52237

Preparer: Brianna J. Reynolds, 2252 Blairs Ferry Road, Hiawatha, IA 52233, Phone: 319-651-5871



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Gale Flannagan and Edna M. Flannagan, husband and wife, do hereby Convey to Chad Daniel Bonert and Rachel Elizabeth Bonert, as 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:

The Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the East eighteen (18) acres of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Eight (8), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M., also Parcel 2023-55 Part of the NW $\frac{1}{4}$ - NW $\frac{1}{4}$ and Part of the NE $\frac{1}{4}$ - NW $\frac{1}{4}$ Sec. 17 T87N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2023, Page 1451.

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.

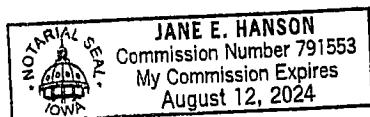
Dated: July 17, 2023.

Gale Flannagan
Gale Flannagan, Grantor

Edna Flannagan
Edna M. Flannagan, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on July 17, 2023 by
Gale Flannagan and Edna M. Flannagan.



Jane E. Hanson
Signature of Notary Public