

Recorded: 8/8/2023 at 12:34:06.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$399.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1860

Return To: Patrick B. Dillon, 209 E 1st Street, Sumner, IA 50674

Taxpayer: Brian Clark Branstetter & Elizabeth R. Howes, P O Box 15, Hopkinton, IA 52237

Preparer: Patrick B. Dillon, 209 E 1st Street, Sumner, IA 50674, Phone: 563 578-1850



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Kyle J. Lange and his wife, Crystal Lange, do hereby Convey to Brian Clark Branstetter, a single person, and Elizabeth R. Howes, a single person, as tenants in common, the following described real estate in Delaware County, Iowa:

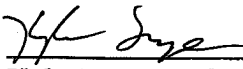
Lot Two (2), Block Nine (9), Carter's Addition to Hopkinton, Iowa, according to plat recorded in Book E L.D., Page 529

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.

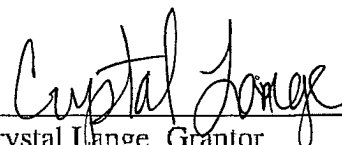
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 7/20/2023



Kyle J. Lange, Grantor



Crystal Lange, Grantor

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me on July 20, 2023 by
Kyle J. Lange and his wife, Crystal Lange.



Kelly Ruegnitz
Signature of Notary Public