



Book 2023 Page 1909

Document 2023 1909 Type 03 001 Pages 2

Date 8/14/2023 Time 9:58:13AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$199.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076, Phone: 563-933-4334

Taxpayer Information: Duane and Sharon Vander Hart, 404 South Washington St., Edgewood, IA 52042.

Return Document To: Duane Vander Hart, 308 Main Street, Pella, IA 50219

Grantors: Ilo M. Rhines

Grantees: Duane Vander Hart and Sharon Vander Hart

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Ilo M. Rhines, single, does hereby Convey to Duane Vander Hart and Sharon Vander Hart, 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 South Eighty-five (85) feet of the North One Hundred Seventy (170) feet of the South Two Hundred Eighty-three (283) feet of the West one-fourth (W 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth P.M.

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.

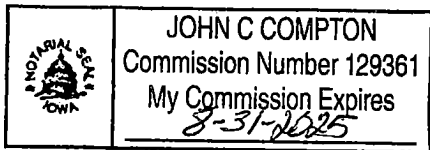
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 8-9-23

[Signature of Ilo M. Rhines]
Ilo M. Rhines, Grantor

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on August 9, 2023 by Ilo M. Rhines.



[Signature of John C. Compton]
Signature of Notary Public