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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Christopher L. and Pamela J. Kruse, 27683 220th Street, Earlville, IA 52041

Return Document To: Christopher L. and Pamela J. Kruse, 27683 220th Street, Earlville, IA 52041

Grantors: Vorwald Family Properties, LLC

Grantees: Christopher L. Kruse and Pamela J. Kruse

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, Vorwald Family Properties, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Christopher L. Kruse and Pamela J. Kruse, 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:

Lot Six (6), Block Two (2) of the Subdivision of Lot Two (2) of Timbergate Subdivision in Section Thirty Six (36), Township Eighty Nine (89) North, Range Four (4), West of the Fifth Principal Meridian in Delaware County, Iowa, according to plat recorded in Book 4 Plats, Pages 65-67

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: 8-1-2023

Vorwald Family Properties, LLC, an Iowa limited liability company

By [Signature] Terry Vorwald, Member

State of Mississippi County of Madison

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on August 1, 2023 by Terry Vorwald, a Member, of Vorwald Family Properties, LLC a limited liability company.

[Signature] Signature of Notary Public

