

Recorded: 8/21/2023 at 11:25:48.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$1,279.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 1973

Prepared by: Nicolas AbouAssaly, Simmons Perrine Moyer Bergman PLC  
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

**SPACE ABOVE THIS LINE FOR RECORDER**

**Address Tax Statements:** Joseph and Kate Sickora, 15218 Goodman Drive, Urbandale, IA 50323

### GENERAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **BRIAN M. LINDSAY**, a single person, does hereby convey to **JOSEPH ROSS SICKORA** and **KATE LOUISE SICKORA**, 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:

**Parcel 2023-61, part of the SW ¼ NW ¼ and part of the NW ¼ SW ¼, all in Section 30-89-5, Delaware County, Iowa, pursuant to the plat filed for record on July 26, 2023, in Book 2023 at Page 1745 in the records of the Delaware County, Iowa, Recorder,**

subject to easements, covenants, conditions and restrictions of record.

Grantor does hereby covenant with Grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. 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.

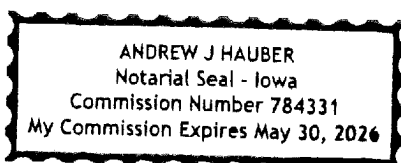
**There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.**

Dated 8-21-23, 2023

Brian M Lindsay  
BRIAN M. LINDSAY

STATE OF IOWA, COUNTY OF Buchanan, ss:

This record was acknowledged before me on the 21 day of August, 2023, by **BRIAN M. LINDSAY**.



Andrew J Hauber  
Notary Public in and for said State  
My Commission Expires: 5/30/2026