

Recorded: 8/21/2023 at 1:55:16.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$309.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1981

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Benjamin J. Roth, 1400 University Ave., Suite D, Dubuque, IA 52001, Phone: 563-557-1611

Taxpayer Information:

Kristopher L. Halweg, 416 Prospect Street, Manchester, IA 52057

Return Document To:

Kristopher L. Halweg, 416 Prospect Street, Manchester, IA 52057

Grantors:

Nicole B. Litterer

Grantees:

Kristopher L. Halweg

Legal Description:

See Page 2

Document or instrument number of previously recorded documents:

N/A



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Nicole B. Litterer, a single person, does hereby Convey to Kristopher L. Halweg, a single person, the following described real estate in Delaware County, Iowa:

The East one hundred twenty two and ninety eight one-hundredths (122.98) feet of the South two hundred seventy nine (279.0) feet of Lot Seventeen (17) of the Subdivision of Lot Eleven (11) of the Subdivision of the Southwest Quarter (SW1/4) and the South one-half (S1/2) of the Northwest Quarter (NW1/4) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 47

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.

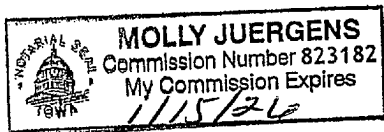
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 12, 2023.

Nicole B. Litterer, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on this 12th day of August, 2023 by Nicole B. Litterer.



Molly Juergens, Signature of Notary Public