

Recorded: 8/29/2023 at 10:45:54.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$39.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 2086

**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:** Cupertino Venegas and Irais Jiloteo, 303 1<sup>st</sup> Ave W, Dyersville, Iowa 52040

**Return Document To:** Cupertino Venegas and Irais Jiloteo, 303 1<sup>st</sup> Ave W, Dyersville, Iowa 52040

**Grantors:** Marcie Loretta Rowan and Edward David Rowan, a/k/a Edward Duane Rowan

**Grantees:** Cupertino Venegas and Irais Jiloteo

**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, Marcie Loretta Rowan and Edward David Rowan, a/k/a Edward Duane Rowan, wife and husband, do hereby Convey to Cupertino Venegas and Irais Jiloteo, 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 Fourteen (14), Earl's Western Addition to Nottingham, now incorporated town of Earlville, Iowa, according to plat recorded in Book 7 L.D., Page 438; also the South one-half (S½) of the vacated alley adjoining said Lot Fourteen (14) on the North

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.

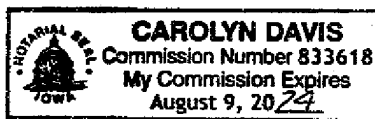
Dated: August 3, 2023

Marcie Loretta Rowan  
Marcie Loretta Rowan, Grantor

Edward David Rowan  
Edward David Rowan, a/k/a Edward Duane Rowan, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on August 3, 2023 by Marcie Loretta Rowan and Edward David Rowan, a/k/a Edward Duane Rowan, wife and husband.



Carolyn Davis  
Signature of Notary Public