

Recorded: 9/18/2023 at 8:12:58.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$221.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2305

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Zach Herrmann, PO Box 116, Elkader, IA 52043, Phone: 563-245-3888

Taxpayer Information: Heather E. Koeller and Scott A. Seeley, 2644 University Ave., Dubuque, IA 52001

Return Document To: Heather E. Koeller and Scott A. Seeley, 2644 University Ave., Dubuque, IA 52001

Grantors: Amy Neuhaus, F.K.A. Amy Neuhaus Rolfes

Grantees: Heather E. Koeller and Scott A. Seeley

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Amy Neuhaus, F.K.A. Amy Neuhaus Rolfes, a single person, does hereby Convey to Heather E. Koeller and Scott A. Seeley, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

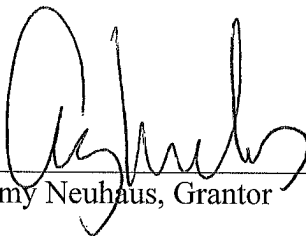
Lots Eleven (11) and Twelve (12), Block One (1), First Northern Addition to Colesburg, Iowa, according to Amended and Corrected Plat of Incorporated Town of Colesburg, Iowa, recorded in Book 1 Plats, Page 73; also the North one-half (N 1/2) of the vacated alley adjoining said Lot Eleven.

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.

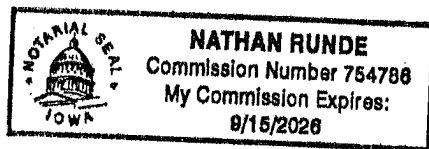
Dated: September 15, 2023.




Amy Neuhaus, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on September 15, 2023 by Amy Neuhaus.





Signature of Notary Public