

Recorded: 10/20/2023 at 1:24:19.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$423.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2617

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Cynthia Jacobson and Andy Chase, 104 Crescent Drive, Manchester, Iowa 52057

Return Document To: Cynthia Jacobson and Andy Chase, 104 Crescent Drive, Manchester, Iowa 52057

Grantors: Kevin M. Bagby and Mary J. Bagby

Grantees: Cynthia Jacobson and Andy Chase

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, Kevin M. Bagby and Mary J. Bagby, husband and wife, do hereby Convey to Cynthia Jacobson and Andy Chase, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Seven (7) of Northtown Estates Subdivision of part of the North one-half (N1/2) of the Southeast Quarter (SE1/4) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 13

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: October 20, 2023.

Kevin M. Bagby
Kevin M. Bagby, Grantor

Mary J. Bagby
Mary J. Bagby, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 20, 2023 by Kevin M. Bagby and Mary J. Bagby.

Susan K Meyer
Signature of Notary Public